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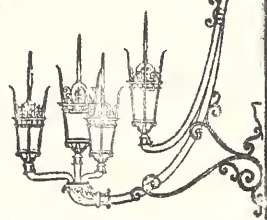
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APPLICATION FOR LOAN AND GRANT
 PART II: LOCAL PROJECT APPROVAL DATA
 PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
 Boston Redevelopment Authority
 Boston, Massachusetts

SUBMISSION DATE:

DISTRIBUTION CHECKLIST

PART I

PART II

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23.	Rothermel	X	
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25.	Tompkins	X	
26.	Tercyak	X	X
27.	Smart	X	X
28.	Schuchter	X	
29.	Gottsche	X	
30.	Project file	X	X

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PART 2



*Boston Redevelopment Authority
City Hall Annex
Boston 8, Mass.*

*Edward J. Logue
Development Administrator*

March 15, 1963

Mr. Charles J. Horan
Regional Director of Urban Renewal
Region I
U. S. Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re : Project No. Mass. R-24 / Transmittal of Loan and Grant
Application
Part II : Local Approval Data
Washington Park Urban Renewal Area

Dear Mr. Horan:

On February 18, 1963, the Boston City Council approved the Urban Renewal Plan for the Washington Park Urban Renewal Area.

The Urban Renewal Plan approved by the City Council is the same in every respect as that approved by the Boston Redevelopment Authority on January 16, 1963. Each of these approvals was given within a few days after a public hearing held in the urban renewal area at which some 1,000 residents of the area registered overwhelming support for the Plan.

In addition to the usual array of required materials, each copy of Part II submitted herewith includes as a part of Code No. R-309, the following items which supplement our earlier submission of Part I, dated January 25, 1963:

- (1) Seven (7) copies of Code No. R-201, Form H-612 : Application for Loan and Grant reflecting revised estimates of project improvements costs and land disposal proceeds.
- (2) Two (2) copies of Code No. R-224, Project Improvement Report.

March 15, 1969

- (3) Seven (7) copies of the following sections of Code No. R-225, Land Disposal Report, which incorporate the final estimates of land disposition proceeds based on the "First Reuse Appraisal and Marketability Study":
- (a) Code No. R-225(1), "First Reuse Appraisal and Marketability Study", Final Draft, which is submitted in two (2) copies only.
 - (b) Code No. R-225(3), Tabulation of Land Disposal Estimates.
 - (c) Code No. R-225(4), Appraiser's Estimate Compared to LPA's Estimate of Land Disposal Proceeds.
 - (d) Code No. R-225(8), Disposition Map.
 - (e) Code No. R-225(9), Land for Public or Nonprofit Use.
 - (f) Code No. R-225(10), Moderate Income Housing.
- (4) Seven (7) copies of the following sections of Code No. R-226, Cost Estimate and Financing Plan, which incorporate the final estimates set forth in the Project Improvements Report and the Land Disposal Report:
- (a) Code No. R-226(1), Form H-6200 : Project Cost Estimate and Financing Plan.
 - (b) Code No. R-226 (4), Form H-6220 : Project Expenditures Budget.
 - (c) Code No. R-226(6), Form H-6121 : Data Supporting Project Expenditures Budget.

These materials do not require any fundamental change in the estimated amount of the Total Federal Capital Grant requested in the earlier submission.

Sincerely,

BINDER NO.

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS R-24

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION
DATE:

CHECKLIST OF DOCUMENTS

COPY IN BINDER

R-301 URBAN RENEWAL PLAN, AS APPROVED BY
GOVERNING BODY OF LPA AND LOCALITY



R-302 RESOLUTION OF GOVERNING BODY OF THE
CITY OF BOSTON APPROVING URBAN RE-
NEWAL PLAN AND FEASIBILITY OF RELO-
CATION

(1) Resolution of City Council of
the City of Boston approving the
Urban Renewal Plan and the feasi-
bility of relocation for Project
No. Mass. R-24



(2) Certificate of Recording Officer:
City of Boston



(3) Approval of the Mayor: City of Boston



R-303 RESOLUTION OF GOVERNING BODY OF BOSTON
REDEVELOPMENT AUTHORITY APPROVING URBAN
RENEWAL PLAN AND CONDITIONS UNDER WHICH
RELOCATION PAYMENT WILL BE MADE. EVIDENCE
OF APPROVALS REQUIRED BY STATE AND LOCAL
LAW

(1) Resolution of Boston Redevelopment
Authority approving an urban renewal
plan and conditions under which re-
location payments will be made



(2) Certificate of Recording Officer



(3) Resolution of Boston Redevelopment Authority with respect to determination and findings that the Washington Park Urban Renewal Area is a substandard and decadent area.



(4) Certificate of Recording Officer



(5) Resolution of Boston Redevelopment Authority Re: Urban Renewal Plan for the Washington Park Urban Renewal Area: Project No. Mass. R-24.



(6) Certificate of Recording Officer



(7) Washington Park Urban Renewal Area Project No. Mass. R-24, approval of the Division of Urban and Industrial Renewal, Commonwealth of Massachusetts.



R-304 OPINION OF LPA COUNCIL RESPECTING URBAN RENEWAL PLAN



R-305 EXECUTED COOPERATION AGREEMENT RESPECTING PROVISION OF LOCAL GRANTS-IN-AID



R-306 CERTIFICATIONS RE: STARTING DATES OF WORK ALREADY COMMENCED AS A NON-CASH LOCAL GRANTS-IN-AID, NOT PREVIOUSLY SUBMITTED UNDER CODE NO. R-226(3)



R-307 AFFIDAVITS OF PUBLICATION OF NOTICES OF PUBLIC HEARINGS

(1) Public hearing held by Boston Redevelopment Authority, January 14, 1963



(2) Public hearing held by Boston City Council, February 13, 1963





R-308 EXCERPTS FROM MINUTES OF PUBLIC HEARINGS

(1) Public hearing held by Boston Redevelopment Authority, January 14, 1963



(2) Public Hearing held by Boston City Council, February 13, 1963



- R-309 EXPLANATION OF LPA'S SOLUTION TO
QUESTIONS RAISED BY HHFA, INCLUDING
SUBMISSION OF ADDITIONAL DOCUMENTATION 
- R-310 DISPOSAL OR COOPERATION AGREEMENT PLUS
SUPPORTING DOCUMENTATION, WHEN REQUIRED
PRIOR TO APPROVAL OF PART II FOR LAND TO
BE REDEVELOPED FOR PUBLIC OR NONPROFIT
USE
- R-311 STATEMENT AS TO WHETHER OR NOT DISPLACE-
MENT AND HOUSING RESOURCES DATA SUBMIT-
TED WITH PART I ARE STILL VALID 

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

URBAN RENEWAL PLAN

CODE NO. R-301

The Urban Renewal Plan, as approved by governing bodies of
The Boston Redevelopment Authority and The City of Boston,
is attached herewith.

BOSTON REDEVELOPMENT AUTHORITY
URBAN RENEWAL PLAN
WASHINGTON PARK URBAN RENEWAL AREA
Project No. Mass. R-24
January 14, 1963

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- MAP 2 : Proposed Land Use Plan : Exhibit B
- MAP 3 : Proposed Zone District Changes Plan : Exhibit C

CHAPTER I : DESCRIPTION OF PROJECT

SECTION 101 : Project Boundary Map

Map 1 : Property Map, submitted herewith as Exhibit A.

SECTION 102 : Project Boundary Description

The Washington Park Project Area is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said line with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

Thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said line with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

CHAPTER II : OBJECTIVES

SECTION 201 : Basic Goals

The basic goal of urban renewal action in the Washington Park Area is to stimulate and to facilitate public, private and institutional development efforts in the area in such a way as (1) to preserve the neighborhood, (2) to assure the public health and safety, (3) to strengthen the physical pattern of neighborhood activities, (4) to reinforce the fabric of family and community life, and (5) to provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living.

SECTION 202 : Specific Planning and Design Objectives

Specific planning and design objectives are: (1) to improve the quality, condition, and maintenance of existing individual property to a level which achieves decent, safe, and sanitary housing through rehabilitation; (2) to remove the concentrations of deteriorated and deteriorating buildings which, at least in part, depress the physical condition and character of the area, impair the flow of investment and mortgage financing, and restrict adequate insurance coverage; (3) to eliminate obsolete and substandard building conditions which also contribute to the pattern of spreading blight outside these concentrations; (4) to prevent the further erosion of property values; (5) to protect the tax base and arrest the trend of economic decline; (6) to provide better community services; (7) to provide for livable homes in livable neighborhoods; (8) to extend the useful life of residential improvements and to sustain improved residential values; (9) to increase the effectiveness of institutional facilities and services; (10) to encourage the productive use of land; (11) to provide for the housing needs of low and moderate-income families, (12) to create new opportunities for private reinvestment and rebuilding, particularly in the form of moderate-density, sound and economically-constructed housing of maximum architectural quality, and (13) to create, thereby, decent, safe, and sanitary dwellings providing the highest possible levels of amenity, convenience, usefulness, and livability for the occupants thereof, (14) to provide sites for new and improved schools, play areas and other open spaces and essential community facilities, (15) to provide improved, more accessible, and more attractive concentrations of shopping facilities, (16) to provide

for improved traffic circulation, particularly in an east-west direction, (17) to improve streets and utilities, and the landscaping of public areas, (18) to gather within an over-all, unified, and viable framework of project design, the concert of public and private uses, building developments, site improvements, civic functions and patterns of urban activity, and (19) to prevent, thereby, the formation through accelerated obsolescence, deterioration, and congestion of future slums.

CHAPTER III : PROPOSED URBAN RENEWAL ACTION

SECTION 301 : Proposed Types of Renewal Action

Proposed types of renewal action within the Project Area will consist of a combination of clearance and redevelopment activities, changes in land use, provision of public improvements and public facilities, rights-of-way and utilities changes, zone district changes, and rehabilitation activities.

SECTION 302 : Clearance and Redevelopment Activities

Clearance and redevelopment activities will include (1) the acquisition of real property, (2) the management of acquired property, (3) the relocation of the occupants thereof, (4) the clearance of land and buildings, (5) the installation, construction, and reconstruction of improvements, and (6) the disposition of land and other property, for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

SECTION 303 : Rehabilitation Activities

Rehabilitation activities may include, but not by way of limitation (1) the systematic enforcement of rehabilitation standards, set forth in Chapter VIII (2) the provision of technical assistance to facilitate rehabilitation, (3) the acquisition, retention, management, rehabilitation, or clearance, and disposition of real property if such property is not made to conform to the rehabilitation standards, and (4) the undertaking of rehabilitation demonstrations.

SECTION 304 : Public Improvements

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, reconstruction, construction, and installation of public buildings, open space, rights-of-way, streets and such utilities as water, sewer, police, and fire communication, traffic signal, and street lighting systems, in order to carry out the provisions of the Urban Renewal Plan.

Public buildings may include school facilities, court house facilities, police stations, libraries, and health, welfare, and recreation facilities. Public open space may include playfields, playgrounds, totlots, parks and landscaped areas.

The location of public buildings, open space, and rights-of-way, shall be as shown on Map 2 : Proposed Land Use Plan, submitted herewith as Exhibit B.

Street and public utility changes shall be such as to conform to the rights-of-way shown on Map 2 : Proposed Land Use Plan.

CHAPTER IV : PROPERTY ACQUIRED OR TO BE ACQUIRED

SECTION 401 : Identification

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and redevelopment shall be as shown on Map 1 : Property Map.

SECTION 402 : Special Conditions

Property not designated for acquisition as shown on Map 1, may be acquired by the Boston Redevelopment Authority (1) if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII, (2) for the purpose of undertaking rehabilitation demonstrations to encourage rehabilitation by private owners and other parties in interest, (3) to prevent or eliminate blighted, substandard, decadent, deteriorated, or deteriorating conditions, or (4) to prevent or eliminate nonconforming, incompatible, or detrimental land uses as necessary for carrying out the provisions of the Urban Renewal Plan.

SECTION 403 : Use of Property Acquired Under Special Conditions

The Boston Redevelopment Authority may clear where necessary, and sell or lease for redevelopment, renewal, or rehabilitation, or retain for rehabilitation and subsequent disposition, all or any portion of that property which it has acquired under the special conditions set forth in Section 402. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 404 : Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this Plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to project office facilities, rehabilitation demonstration projects, parking, relocation purposes, public transportation or recreational uses in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

CHAPTER V : DISPLACEMENT OF FAMILIES

SECTION 501 : Families to be Displaced

There are 1,689 families and 563 single householders to be displaced from the Project Area. This information was gathered by a survey of July, 1961 and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

SECTION 502 : Temporary Relocation

If the need arises, the Authority will relocate a minimum number of families on-site. This action could be prompted in order to move a family out of a dangerous building or to permit demolition activity in a priority section of the site.

SECTION 503 : Availability of Relocation Housing

(A) Schedule of Availability

Availability of sufficient suitable housing accommodations has been determined by classifying families by eligibility or presumed ineligibility for such housing and then making separate determinations for these two groups.

(B) Rental Housing

For families eligible for public housing, the rental charged for public housing accommodations are by definition within the financial reach of such families. For families ineligible for public housing or presumed to be ineligible for such housing, a rental of 25% of income is deemed to be within the financial reach of such families. This ratio conforms to accepted standard practice.

(C) Sales Housing

For families desirous of sales housing, a purchase price of twice the annual income of the family is deemed within the financial reach of such families.

(D) Locations

The housing resources listed in this Chapter, are located within the corporate limits of Boston plus those sections of the Metropolitan Area served by the Metropolitan Transit Authority.

(E) Staging

The relocation of families in the Washington Park Urban Renewal Area will take place during a four year period. Therefore less than five hundred families will be required to move in any one year or fewer than 42 families per month. The computations made in this section about the availability of sufficient public housing accommodations are based on cumulative availability during this period.

(F) Special Problems

The Authority recognizes the difficulties encountered by non-white families in securing suitable housing accommodations. The Boston Redevelopment Authority's Relocation Program will give special attention to this problem.

(G) Eligibility of Families

Families as well as single householders, if they are 65 or over, are eligible for public housing in accordance with the income eligibility requirement.

Families Eligible for
Low Rental Housing

1275

Families Ineligible for
Low Rental Housing

414

Source: Survey July 1961, and subsequently updated by a survey in April and May, 1962 of families in the Washington Park Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority.

(H) Public Housing Availability

Based on information from the Boston Housing Authority, it is estimated that accommodations will be available (from both new construction and turnover of existing units) to families displaced from the Washington Park Urban Renewal Area as follows during the forty-eight month project relocation period.

Number Available

5720

Number Required

1275

In addition to the present resource, the Boston Housing Authority has authorization for one thousand new units of public housing. Sites have been found for approximately three hundred of these units

(I) Private Housing Availability

The schedule of projected vacancies below represents a summary of an extensive analysis of the U. S. Census of Housing : 1960, Boston, Massachusetts, and indicates the number and type of units becoming available during the displacement period.

PROJECTED VACANCIES FOR THE DISPLACEMENT PERIOD

EXISTING INVENTORY

<u>Rents Available by Rental Price</u>				<u>Rents Available by Number of Rooms</u>	
<u>Rents</u>	<u>No. of Rents</u>	<u>% of Total Rents</u>	<u>Size</u>	<u>No. of Rents</u>	<u>% of Total Rents</u>
Under 40	634	7.5	1 BR	2305	30.4
40-49	621	7.3	2 BR	3252	43.0
50-59	750	8.8	3 BR	1314	17.4
60-69	993	11.7	4 BR	596	7.9
70-79	1228	14.5	5 Or More BR	102	1.3
80-89	1306	15.5			
90-over	2937	34.7			
TOTALS	8469	100.0		7569	100.0

NEW CONSTRUCTION

It is estimated that new construction will provide approximately 1100 new units of private rental housing; below is the estimated break down of these units according to number of bedrooms and rental price:

1 BR	220 units	@	\$ 75.00 per month
2 BR	330 units	@	\$ 85.00 per month
3 BR	330 units	@	\$ 95.00 per month
4 BR	220 units	@	\$105.00 per month

In addition to the above, it is estimated that approximately 400 one-bedroom units of housing for the elderly will be provided through new construction.

(J) Sales Housing Availability

A number of the families ineligible for public housing are expected to purchase homes. On the basis of past experience and home ownership and family income data, it is estimated that approximately 390 families will purchase homes. In the opinion of competent real estate agents, there is an adequate supply of housing for purchase within the \$9,000 - \$16,000 price range within a reasonable distance of the project area. Furthermore, the liberal financing terms of Section 221 of the Housing Act are available to qualified families who wish to purchase one to four-family houses.

CHAPTER VI : PROPOSED LAND USE AND BUILDING REQUIREMENTS

SECTION 601 : Proposed Land Use Plan

The use of land in the Project Area shall be as shown on Map 2 : Proposed Land Use Plan, which indicates proposed land uses and rights-of-way.

SECTION 602 : Land Use and Building Requirements

The use and development of land and improvements in the Project Area shall be as shown in Table A : Land Use and Building Requirements.

Table A : Land Use and Building Requirements

Land Use			Building Requirements							
Column A		B		C			D	E	F	G
Site Designation		Permitted Uses		Minimum Setback			Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
				F	S	R				
1	A-1 through A-5	I	Housing	NA*	NA	NA	20	0.5	20	1
		II	Institutional	15	10	25	20	0.5	NA	(1)
2	B-1 through B-3	I	Housing	(1)	NA	NA	40	0.8	30	1
		II	Institutional and Public	(1)	10	25	40	0.8	NA	(1)
3	C-1	I	Housing	NA	NA	NA	40	0.9	35	1
		II	Institutional and Public	NA	NA	NA	40	0.9	NA	(1)
4	C-2 and C-3	I	Housing	NA	NA	NA	40	0.9	35	1
		II	Retail Trade & Offices & Institutional	30	10	25	40	0.5	NA	2:1 (1)
5	C-4	I	Housing	NA	NA	NA	40	0.9	35	1
		II	Institutional and public	30	10	25	40	0.9	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use				Building Requirements						
Column A		B		C		D	E	F	G	
Site Designation		Permitted Uses		Minimum Setback		R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
		F	S							
6	C-5a	I	Housing	NA	NA	NA	40	0.9	35	1
		II	Institutional and Public	70	10	25	40	0.9	NA	(1)
7	C-5b	I	Housing	NA	NA	NA	40	0.9	35	1
		II	Retail Trade & Offices & Institutional	15	10	25	40	0.9	NA	2:1 (1)
8	D	I	Housing	NA	NA	NA	120	2.0	120	0:2
		II	Retail Trade & Office & Institutional	30	30	20	40	1.0	NA	2:1 (1)
9	E	I	Housing	(1)	NA	NA	140	1.0	35	1 (2)
		II	Institutional	(1)	30	30	120	1.0	NA	(1)
10	F-1	I	Shopping Center	30	30	60	40	0.5	NA	3:1
		II	Housing	NA	NA	NA	120	1.0	35	1 (2)
11	F-2 and F-4	I	Shopping Center	15	30	30	40	0.8	NA	2:1
		II	Housing	NA	NA	NA	40	0.8	30	1
12	F-3	I	Shopping Center	70	30	30	40	0.8	NA	3:1
		II	Institutional and Public	70	30	30	40	0.8	NA	(1)

Table A : Land Use and Building Requirements (continued)

Land Use		Building Requirements								
Column A	B	C	D	E	F	G				
Site Designation	Permitted Uses	Minimum Setback		R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio		
F	S									
13	F-5 through F-8	I	Commercial Parking		NOT	APPLICABLE				
		II	Residential Parking and Institutional		NOT	APPLICABLE				
14	G-1 through G-5	I	Industrial	70	30	60	30	0.5	NA	(3)
		II	Commercial Wholesale & Storage	70	30	60	30	0.8	NA	(3)
15	H-1 and H-6 through H-9	I	Institutional	30	30	30	40	1.0	NA	(1)
		II	Housing	NA	NA	NA	40	0.9	35	1
16	H-2 through H-5, H-10 & H-11	I	Institutional	30	10	25	40	0.9	NA	(1)
		II	Minor Adjustments of Property & Rights-of-way Lines				NOT	APPLICABLE		
17	I-1 and I-4	I	Institutional	30	30	30	40	1.0	NA	(1)
		II	Residential & Commercial	30	30	30	120	1.0	35	(2)
				30	30	30	40	0.8	NA	3 (1)

Table A : Land Use and Building Requirements (continued)

Land Use				Building Requirements				
Column A	B	C	D	E	F	G		
Site Designation	Permitted Uses	Minimum Setback F S	R	Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio	
18	I-2	I Institutional	15	10	25	NOT	APPLICABLE	
		II Housing	NA	NA	NA	40	0.8	30
19	I-3	I Institutional	70	10	25	NOT	APPLICABLE	
		II Housing	NA	NA	NA	40	0.9	35
20	I-5 through I-7	I Institutional	(1)	10	25	NOT	APPLICABLE	
		II Housing	(1)	NA	NA	40	0.9	35
21	J-1 through J-8	I Public Recreation	(1)	20	20	NOT	APPLICABLE	
		II Housing	(1)	NA	NA	40	0.8	30
22	S-1 through S-17	Minor Adjustments of Property and Rights-of-way Lines			NOT	APPLICABLE		

* Not Applicable

Column A : Site Designation

Site designations are as shown on Map 2 : Proposed Land Use Plan.

Column B : Permitted Uses

Permitted Use "I" for each site corresponds to land use designations as shown on Map 2 : Proposed Land Use Plan. Permitted Uses "II" indicate those uses to which each respective site may be devoted when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

Column C : Minimum Setback

Minimum setback shall mean the minimum distance in feet between the disposition parcel line and the closest facade of the building at ground level. As stipulated in Column C, minimum setback requirements restrict the distance from any building or other structure to front street line, side lot line, and rear lot line, designated in Column C as "F", "S", and "R" respectively.

- (1) Along the existing line of Washington Street where a minimum setback of seventy (70) feet shall be required and along the proposed line of Warren Street and along the proposed crosstown thoroughfare where a minimum of thirty (30) feet shall be required.

Column D : Maximum Building Height

Maximum height shall mean the vertical distance in feet from the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or a given grade elevation adjoining the building line, to the highest point of the roof, excluding penthouses and roof structures.

Column E : Maximum Floor Area Ratio

Maximum floor area ratio (F.A.R.) shall mean the maximum ratio of gross floor area of a structure or group of structures to total disposition parcel area, and gross floor area shall be defined herein to exclude basements, unenclosed porches, or any floor space designed for parking motor vehicles in order to meet parking requirements contained herein.

Column F : Maximum Net Density

Maximum net density shall mean the number of living units per net acre, which includes private on-site access roads, service drives, automobile parking, play and dwelling service area.

Column G : Minimum Parking Ratio

Minimum parking ratio shall mean the minimum number of car spaces per dwelling unit or the minimum number of square feet of parking space divided by the number of square feet of gross floor area, unless otherwise indicated below:

- (1) Off-street parking spaces for institutional and public uses shall be sufficient for the parking of automobiles to meet the needs of persons employed at or making use of such structures or land uses, provided, however, that in lieu of such demonstration by the redeveloper that off-street parking facilities shall be adequate in number, location, access and arrangement to meet the operational requirements of the land and building uses proposed, one off-street parking space shall be provided for each 600 square feet of gross floor area.
- (2) Off-street parking space for public elderly housing units shall be a minimum of one automobile space for every five dwelling units or, stated otherwise, 0.2 parking spaces per dwelling unit.
- (3) Off-street parking space shall be demonstrated by the redeveloper to be adequate in number, location, access, and arrangement to meet the operational requirements of the land and building uses proposed, provided, however, that in lieu of such demonstration off-street parking space shall be provided in the ratio of one car space for every 1,000 square feet of gross floor area or one car space per two employees on the largest anticipated shift, whichever requires the larger number of car spaces.

Other building requirement provisions for all sites designated in Table A shall include:

(a) Minimum Off-Street Loading Space

Off-street loading space shall be demonstrated by the redeveloper to be adequate in number, size, location, access, and arrangement to meet the operational requirements of the land and building uses existing and proposed, provided, however, that in lieu of such demonstration off-street loading space shall be provided in the ratio of one off-street space for every 20,000 square feet or fraction thereof in excess of 10,000 square feet of gross floor area.

(b) Building Construction

All buildings shall be constructed in full compliance with all state and local laws, ordinances, codes and regulations as amended.

(c) Landscaping and Screening

All sites shall be properly graded and drained. All unbuilt areas of the site shall be provided where needed with suitable walks and access drives properly designed and constructed. All unbuilt and unpaved areas of the site shall be suitably planted and permanently maintained with grass ground cover, shrubs, and/or trees.

(d) Signs

All signs shall be limited to simple identification of the building use or occupant including, where appropriate, continuous reflected illumination. No sign shall be flashing or animated. All signs shall be subject to design review and approval in order to ensure conformity with objectives of the Urban Renewal Plan.

(e) Other on-Site Improvements

The original construction and appearance of land, buildings and other improvements in all sites of the Project Area shall be maintained in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

SECTION 603 : Properties Not to be Acquired

In the event that the property now referred to as the "Bartlett Street Garage", bounded generally by Washington Street, Bartlett Street, Lambert Avenue, and Guild Street, and presently used by the Metropolitan Transit Authority for maintenance, storage, and other public transit purposes is sold, leased, transferred, or otherwise conveyed for other than its present use, the following land use and building requirements shall apply:

(a) Permitted Use : Housing, provided, however, that this property may be devoted to commercial or institutional uses when, in the opinion of the Authority, such may be necessary to achieve the objectives of the Urban Renewal Plan.

(b) Minimum Setback : 70 feet from the existing line of Washington Street.

(c) Maximum Building Height : 140 feet

(d) Maximum Floor Area Ratio : 1.0

(e) Maximum Net Density : 35

(f) Maximum Parking Ratio : 1 automobile parking space for each dwelling unit except that public elderly housing units shall have a minimum of 1 automobile parking space for every five dwelling units, or stated otherwise, 0.2 parking spaces per dwelling unit.

SECTION 604 : Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

SECTION 605 : Duration of Controls

The provisions and requirements established in the Plan shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1101 and 1102, which shall remain in effect for a period of one hundred (100) years from said date.

CHAPTER VII : REDEVELOPER'S OBLIGATIONS

SECTION 701 : Applicability

The provisions of this chapter shall apply upon disposition by the Boston Redevelopment Authority, to all property acquired or to be acquired by the Authority within the Project Area and shall be implemented by appropriate covenants and provisions in disposition documents.

SECTION 702 : Compliance with Plan

Redevelopment of the land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all redevelopers not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare redevelopment proposals which are in harmony with the Plan.

SECTION 703 : Design Review

All redevelopment proposals will be subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority shall establish design review procedures and evaluate the quality and appropriateness of redevelopment proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

SECTION 704 : General Obligations

The Authority shall obligate redevelopers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means, subject to further provisions made by the Authority for reasonable action in the event of default or non-compliance by such redevelopers and purchasers:

(a) To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan and/or in applicable disposition documents.

(b) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the Authority are necessary to carry out the purpose and objectives of the Plan and of Chapter 121 of the Massachusetts General Laws, as amended:

(c) To commence, execute, and complete construction and improvements in accordance with reasonable time schedules as determined and established by the Authority:

(d) To give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment:

SECTION 705 : Disposition by Redeveloper

The redeveloper shall not dispose of all or part of his interest within the Project Area without the consent of the Boston Redevelopment Authority until the full completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Redevelopment Proposal submitted to and approved by the Boston Redevelopment Authority on the basis of this Urban Renewal Plan; provided, however, that all or any part of such interest may be disposed of prior to full completion of such improvements upon written consent of the Boston Redevelopment Authority, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, if applicable, Chapter 121A of the Massachusetts General Laws, as amended.

CHAPTER VIII : REHABILITATION

SECTION 801 : Identification

Property not designated for acquisition as shown on Map 1 :
Property Map shall be made to conform with the rehabilitation standards set forth in Section 808.

SECTION 802 : Applicability

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing. All such properties shall meet the standards specified in Section 808.

Any property or building which is not maintained at or brought to conformity to said standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 803 : General Objectives

The basic objectives of rehabilitation activity shall be to secure and maintain all structures and their environment in such a way as (1) to prevent the spread of blight and substandard conditions, (2) to restore deteriorating areas to sound condition, (3) to improve the quality of individual properties, and (4) to create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants thereof.

SECTION 804 : Planning and Design Objectives

- (A) Land uses shall be complementary, and shall not adversely affect each other.
- (B) Non-residential traffic generators shall not create traffic congestion or other adverse affects.
- (C) Non-conforming uses must not produce crowding, noise, odors, air pollution, glare, heat vibration, dirt, etc., and must not be detrimental to the health, safety and general welfare of the community.

- (D) The physical character of buildings shall be aesthetically pleasing and architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences, to encourage neighborhood stability, maintenance of property, and a high type of land use. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (E) Buildings must be structurally sound.
- (F) Adequate off-street parking shall be provided.

SECTION 805 : Health Objectives

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health, safety and the general welfare of the community. To achieve this:

- (A) All facilities necessary for adequate heat, lighting, plumbing, and general sanitation must be properly installed and maintained in good working condition.
- (B) Structural and environmental conditions necessary for the provision of adequate space for occupants, and for healthy living conditions or use must be maintained.

SECTION 806 : Safety Objectives

Safety objectives must be achieved to prevent unsafe conditions causing injury to persons or damage to adjacent buildings. To achieve this:

- (A) Potential fire hazards must be eliminated.
- (B) Unsafe conditions in yards and open spaces must be eliminated.
- (C) The exterior and interior of structures and buildings and all facilities must provide maximum safety.
- (D) Satisfactory means of egress must be provided.

SECTION 807 : Additional Objectives for Non-Residential Rehabilitation

In addition to the objectives set forth in Sections 803 through 806 the following objectives shall apply to all non-residential property not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map.

- (A) Commercial, industrial, and other non-residential traffic generators shall provide adequate off-street parking and loading facilities.
- (B) Uses shall provide for the control of noxious by-products of their operations.
- (C) The physical character of buildings to remain shall be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment, thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses.
- (D) All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.
- (E) Buildings shall be structurally sound.
- (F) Signs shall be integrated with the overall structural appearance and must not adversely affect the general character or appearance of the area.
- (G) Non-residential uses allowed to remain must place and maintain an appropriate landscaped or architectural screen between the commercial or industrial use and any adjoining residential use.

SECTION 808 : Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 1 : Property Map shall be maintained at or made to conform to: (1) the standards of the "Regulations Establishing Minimum Standards of Fitness for Human Habitation in the City of Boston" made by the Boston Health Department on September 27, 1956, as amended; (2) the "Building Code of the City of Boston", as amended, and all other laws, ordinances, codes, and regulations governing the provision of dwelling facilities, maintenance and occupancy, and the repair, vacation, securance and/or demolition of unfit structures; (3) the City of Boston Zoning Regulations, as amended, and all laws, ordinances, codes, and regulations governing land use, lot size, building bulk, height and area, open space, building setback, off-street parking and loading, subject in all cases to provisions governing non-conforming building and site development as distinct from non-conforming

land use, and (4) all other state and local laws, ordinances, codes, and regulations relating to the maintenance, repair construction, reconstruction, use, operation, and condition of property and buildings, provided, however, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121A, Massachusetts General Laws (Ter. Ed.), as amended, and as provided under such laws, ordinances, codes and regulations. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 809 : Inspection and Notice

The Boston Redevelopment Authority will inspect each and every property not designated for acquisition as shown on Map 1 : Property Map.

Whenever it has been found on inspection that a residential or non-residential property or structure does not meet the objectives, standards, and controls of Chapter VIII of this plan, the Authority shall within a reasonable period of time after the inspection, give notice of such non-conformance to the owner and to any person or persons other than the owner who may be responsible therefor.

Such notice shall be in writing, addressed to the owner and to any other person or persons required to be notified, at their last known address and shall be sent by certified or registered mail.

Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such period, satisfactory conformance to the standards and objectives of Chapter VIII has not been achieved the Boston Redevelopment Authority may acquire the property, by eminent domain if necessary; provided, however, that the property may be acquired at any time with the consent of the owner.

SECTION 810 : Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards,

requirements, and methods; and for the purpose of providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

CHAPTER IX : ZONE DISTRICT CHANGES

SECTION 901 : Identification of Changes

Zone district changes shall be as shown on Map 3 : Proposed Zone District Changes Plan, submitted herewith as Exhibit C.

SECTION 902 : Identification of Districts

Zone districts shall be as set forth in the "City of Boston Zoning Regulations", Chapter 488, Acts of 1924, as amended.

In the event that a zoning code for the City of Boston is enacted pursuant to Chapter 565 of Acts of 1956, as amended, zone districts shall be consistent with the types of zoning controls imposed in districts as shown on Map 3 : Proposed Zone District Changes Plan.

CHAPTER X : RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001 : Conformity to General Plan

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston, and with its Program for Community Improvements.

SECTION 1002 : Relationship to Definite Local Objectives

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

CHAPTER XI : ANTI-DISCRIMINATION PROVISIONS

SECTION 1101 : Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

SECTION 1102 : Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property with the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.) as amended, and to all other applicable Federal, State, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

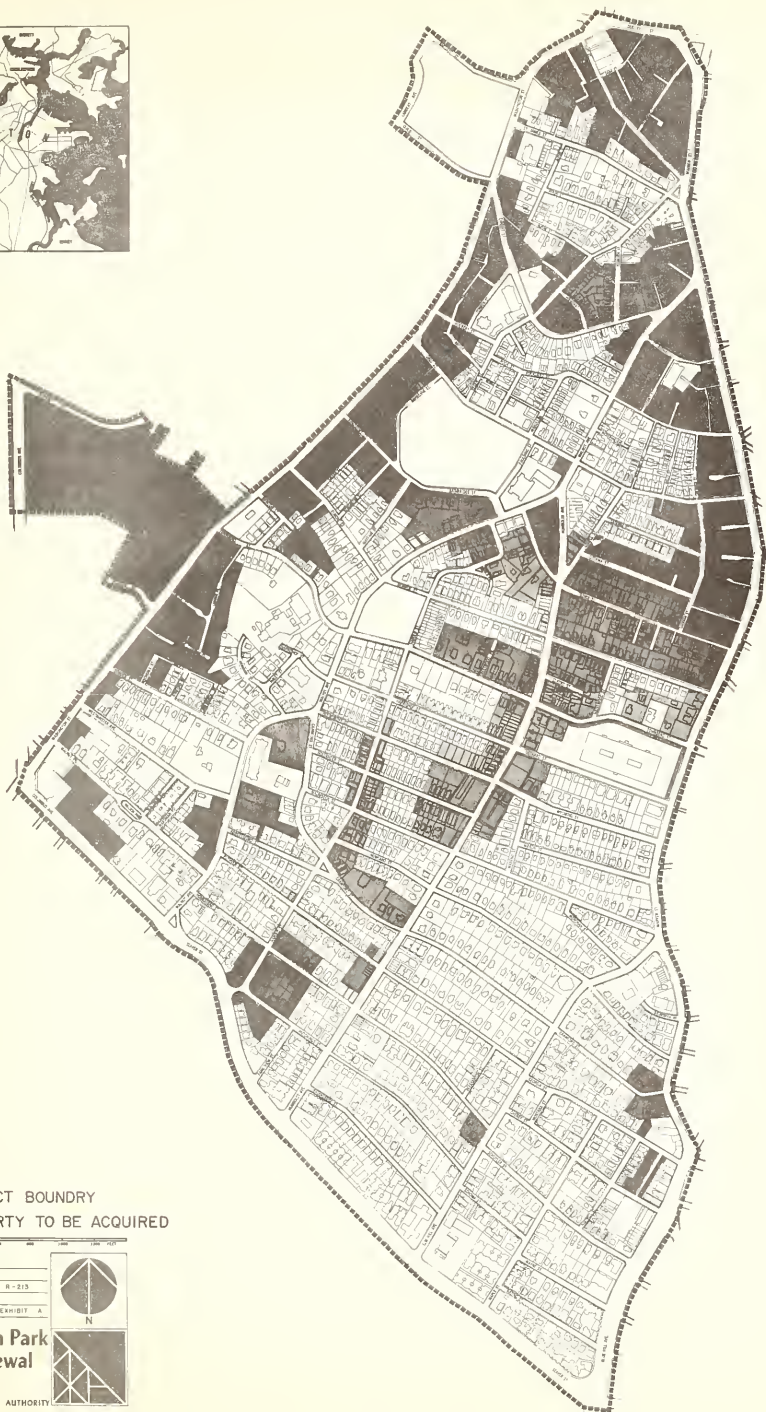
CHAPTER XII : MODIFICATION AND TERMINATION

SECTION 1201 : Modification

The Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls, or restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, the modification is consented to by the Redeveloper or Redevelopers of such part or their successors and assigns. Where proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the State Division of Urban and Industrial Renewal.

SECTION 1202 : Termination

This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of approval of the Plan by the City Council of the City of Boston.



----- PROJECT BOUNDARY
 ■■■■ PROPERTY TO BE ACQUIRED

PROPERTY MAP

Plan by: L. V. J. 10-10-60
 Prepared by: S. S. B. 10-10-60
 Scale: 1" = 200' 10-10-60
 Date: 10-10-60 10-10-60



**Washington Park
 Urban Renewal
 Area R-24**
 BOSTON REDEVELOPMENT AUTHORITY



SITE DESIGNATION

- A-1 to E HOUSING
- F-1 to F-4 COMMERCIAL FACILITIES
- G-1 to G-5 INDUSTRIAL FACILITIES
- H-1 to H-4 INSTITUTIONAL FACILITIES
- I-1 to I-3 PUBLIC FACILITIES
- J-1 to J-6 PUBLIC RECREATION AREAS
- K-1 to K-3 MINOR ADJUSTMENTS OF PROPERTY LINES AND RIGHTS-OF-WAY
- PROJECT BOUNDARY

PROPOSED LAND USE

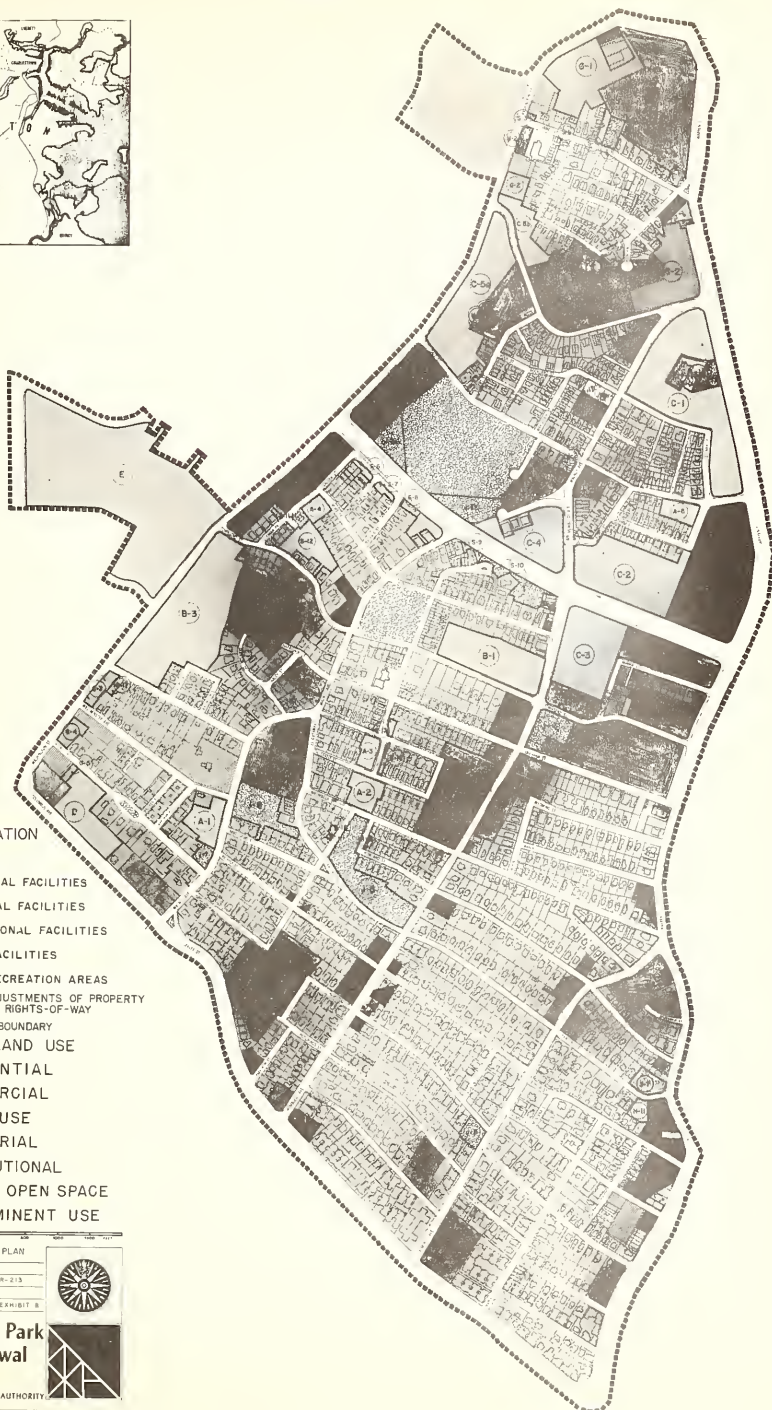
- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- INDUSTRIAL
- INSTITUTIONAL
- PUBLIC OPEN SPACE
- PREDOMINANT USE

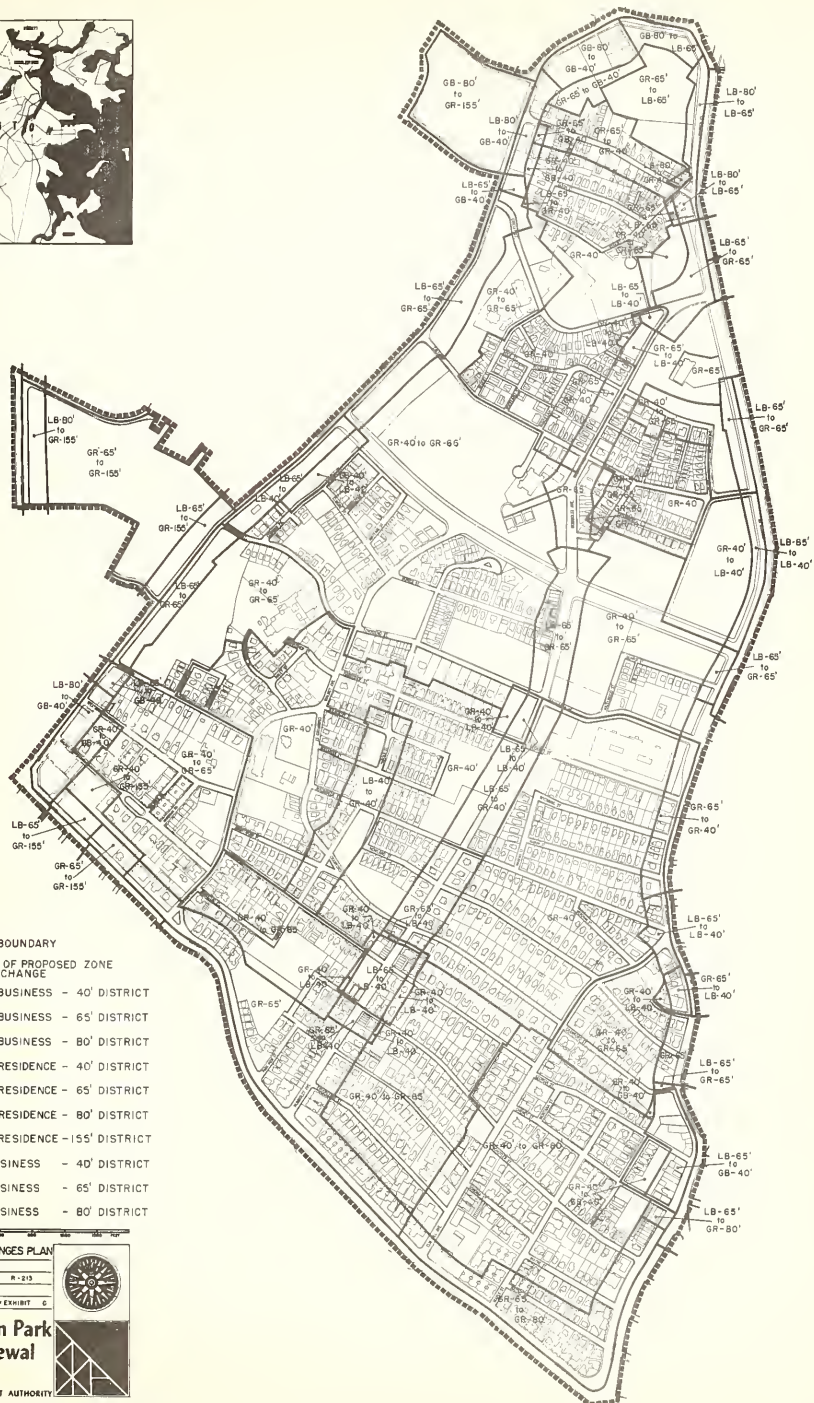
PROPOSED LAND USE PLAN

DRAWN BY: S. F. W. BY: C. W. B.
 CHECKED BY: B. L. S. DATE: MAY 20, 1962
 SCALE: 1" = 200' SHEET NO. R-24
 DATE: 12-19-62 SHEET 2 OF EXHIBIT B



Washington Park
Urban Renewal
Area R-24
 BOSTON REDEVELOPMENT AUTHORITY





ZONE DISTRICT CHANGES PLAN

Scale: 1" = 100' Date: 12-19-62
 Drawn by: J.L.S. E.B. Title: R-213
 City: BOSTON
 Date: 12-19-62 Sheet 3 of EXHIBIT C



**Washington Park
 Urban Renewal
 Area R-24**
 BOSTON REDEVELOPMENT AUTHORITY

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

APPROVALS BY THE GOVERNING BODY
OF THE CITY OF BOSTON

CODE NO. R-302

The following documentation is attached herewith as evidence of approval of The Urban Renewal Plan and feasibility of relocation by the governing body of The City of Boston:

1. Resolution of City Council of The City of Boston
Approving The Urban Renewal Plan and the Feasibility
of Relocation for Project No. Mass. R-24.
2. Certificate of Recording Officer: City of Boston
3. Approval of The Mayor: City of Boston

RESOLUTION OF CITY COUNCIL OF THE CITY OF BOSTON
APPROVING THE URBAN RENEWAL PLAN AND THE
FEASIBILITY OF RELOCATION FOR
PROJECT NO. MASS. R-24

WHEREAS, under the provisions of Article I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole and that the Urban Renewal Plan gives due consideration to the needs of the community and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS the Boston Redevelopment Authority (herein called the "Local Public Agency") has entered into planning contracts for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administration, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "Washington Park Urban Renewal Area" and encompassing the area specifically bounded and described as set forth in Chapter I of the Urban Renewal Plan, in the City of Boston, Commonwealth of Massachusetts, (herein called the "Locality"); and

WHEREAS the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance Agency for the undertaking of, and for making available additional financial assistance for, the Project; and

WHEREAS the Local Public Agency on November 19, 1962, entered into a temporary loan contract with the United States of America under such Act for the purpose of financing early land acquisition and related activities in the Washington Park Urban Renewal Area pursuant to Section 26Q of Chapter 221 of the Massachusetts General Laws, as amended; and

WHEREAS the City of Boston, acting by and through its Mayor, with the approval of the Boston City Council, on August 14, 1962, executed a covenant with the Local Public Agency whereby the City of Boston shall bear in accordance with the applicable law,

any and all loss that may arise as a result of such early land acquisition and related activities in the event that the land so acquired or so acquired and cleared is not used for urban renewal purposes because an urban renewal plan for the Washington Park Urban Renewal Area is not approved, or is amended to omit such land, or is abandoned for any reason; and

WHEREAS the Local Public Agency, with the consent of the City of Boston acting by and through the Mayor with the approval of the Boston City Council, has assigned any and all of its obligations under said covenant to the United States of America; and

WHEREAS the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is a substandard and decadent area. It is an area wherein dwellings predominate which by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, and a combination of these factors, are detrimental to safety, health, morals, welfare and sound growth of the Boston Community, and that it is an area which is detrimental to safety, health, morals, welfare and the sound growth of the Boston Community because of the existence of buildings which are out of repair, structurally deteriorated, obsolete or in need of major maintenance or repair, and because buildings have been torn down and not replaced and in which under existing conditions it is improbable that

the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space, and because diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operation of private enterprise. The members of this Governing Body have been fully apprised by the Local Public Agency and are aware of the facts and conditions; and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of the facts and conditions; and

WHEREAS there has been prepared and referred to the Council of the Locality (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the Project area, on January 14, 1963, and consisting of 33 pages and three exhibits, data and recommendations, which material, data, and recommendations are not a part of said Urban Renewal Plan:

Part I : Application for Loan and Grants;
Resolution of the Authority approving the Urban Renewal Plan and conditions under which Relocation Payments will be made.

WHEREAS said Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving said Urban Renewal Plan, which is attached thereto; and

WHEREAS a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as

a whole; and

WHEREAS, the Boston Redevelopment Authority which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting said Urban Renewal Plan for the Project area and has certified that said Urban Renewal Plan conforms to the said general plan for the Locality as a whole, and the Governing Body has duly considered said report, recommendations, and certification of the planning body; and

WHEREAS said Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS the Local Public Agency has authorized the execution of a Cooperation Agreement by and between the Local Public Agency and the City of Boston providing for the making by the City of Boston of local grants-in-aid in accordance with Title I of the Housing Act of 1949, as amended, and in accordance with a loan and grant contract between the Local Public Agency and between the Local Public Agency and the United States of America, which local grants-in-aid are to equal at least one third of the actual net project cost for the Washington Park Urban Renewal Area as finally determined and approved by the Housing and Home Finance Administrator of the United States

of America in accordance with such Act, Cooperation Agreement and loan and grant contract; and

WHEREAS the Local Public Agency has prepared and submitted proposals for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan; and

WHEREAS there have also been presented to the Governing Body information and data respecting the proposals for relocation which have been prepared by the Local Public Agency as a result of studies, surveys, and inspections; and

WHEREAS the members of this Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the locality for the relocation of families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS it is necessary that the Governing Body take appropriate official action respecting the proposals for relocation and said Urban Renewal Plan for the Project, in conformity with the conditions for financial assistance from the Local Public Agency and the United States Department of Housing and Urban Development through the Housing Finance Administrator.

WHEREAS the Governing Body is cognizant of the conditions and requirements are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, included in the

prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BOSTON AS FOLLOWS:

1. That it is hereby found and determined that the Project is a substandard and/or decadent area and qualifies as an eligible Project area under Chapter 181 of the Massachusetts General Laws.

2. That said Urban Renewal Plan for the Project aforementioned, having been duly reviewed and considered, is hereby approved, and the Mayor of Boston be and hereby is authorized to approve said Plan and the City Clerk be and is hereby directed to file said copy of said Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that said Urban Renewal Plan for the Project area conforms to said general plan of the Locality.

4. That it is hereby found and determined that the financial aid provided and to be provided pursuant to said contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.

5. That it is hereby found and determined that the above mentioned Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of such areas by private enterprise

6. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

7. That it is hereby found and determined that the proposals for the proper relocation of the families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

8. That in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved it is found and determined that certain official action must be taken by this Body with reference among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains

and other public facilities, and other public action, and, accordingly, this Body hereby: (a) pledges its cooperation in helping to carry out such Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan; (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Urban Renewal Plan; and (d) authorizes and empowers the Mayor of the City of Boston to execute and deliver in the name and behalf of the City of Boston a Cooperation Agreement by and between the City of Boston and the Local Public Agency providing for the making by the City of Boston of local grants-in-aid in accordance with Title I of the Housing Act of 1949, as amended, and in accordance with a loan and grant contract to be entered into by and between the Local Public Agency and the United States of America, which local grants-in-aid are to equal at least one third of the actual net project cost for the Washington Park Urban Renewal Area as finally determined and approved by the Housing and Home Finance Administrator of the United States of America in accordance with such Act, Cooperation Agreement and loan and grant contract.

That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with

the Urban Renewal Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under said Title I is hereby approved.

APPLICATION FOR LOAN AND GRANT
PART II : LOCAL PROJECT APPROVAL DATE
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

CERTIFICATE OF RECORDING OFFICER: CITY OF BOSTON

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Boston, Massachusetts, (hereinafter called the "Locality") and the custodian of the records of the Locality, including the journal of the proceedings of the Boston City Council (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.
2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the eighteenth day of February, 1963 (hereinafter called the "Resolution of the Governing Body").
3. Also attached hereto is a true and correct copy of the Urban Renewal Plan, which has been previously approved by the Boston Redevelopment Authority as evidenced by a duly certified resolution of that body attached to said Plan, presented at said meeting, and approved by the Resolution of the Governing Body.
4. The Resolution of the Governing Body has been duly recorded in the journal of said meeting and is now in full force and effect.
5. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Locality. To the extent required by law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the Resolution of the Governing Body. All other requirements and proceedings under law, said bylaws, or otherwise, incident to proper adoption of the Resolution of the Governing Body, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

6. If the seal appears below, it constitutes the official seal of the Locality and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Locality does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this _____ day of February, 1963.

ATTEST:

Signature of Attesting Officer

Signature of Recording Officer

Title of Attesting Officer

Title of Recording Officer



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL

JOHN F. COLLINS
Mayor

APPROVAL OF THE MAYOR

CITY OF BOSTON

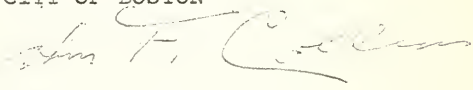
URBAN RENEWAL PLAN

WASHINGTON PARK URBAN RENEWAL AREA

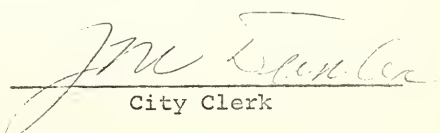
As Mayor of the City of Boston, acting pursuant to author-
ization by the Boston City Council, I hereby approve the Urban
Renewal Plan dated January 14, 1963, which has been duly approved
by the Boston Redevelopment Authority on January 16, 1963, and
subsequently approved by the City Council of the City of Boston
on February 18, 1963, for the Washington Park Urban Renewal Area
in the City of Boston as described therein.

Given at Boston, Massachusetts, this 26th day of
February, 1963.

CITY OF BOSTON


John F. Collins, Mayor

CERTIFIED


City Clerk

LS

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

APPROVALS BY BOSTON REDEVELOPMENT AUTHORITY CODE NO. R-303
AND COMMONWEALTH OF MASSACHUSETTS

The following documentation is attached herewith as evidence of (1) approval of The Boston Redevelopment Authority of the Urban Renewal Plan and conditions under which Relocation Payments will be made and (2) approval of The Division of Urban and Industrial Renewal of The Commonwealth of Massachusetts as required by the provisions of Chapter 121, Section 26 ZZ of The General Laws of The Commonwealth of Massachusetts:

1. Resolution of Boston Redevelopment Authority
Approving an Urban Renewal Plan and Conditions
Under Which Relocation Payments Will be Made.
2. Certificate of Recording Officer.
3. Resolution of Boston Redevelopment Authority With
Respect to Determination and Findings That The
Washington Park Urban Renewal Area is a Substandard
and Decadent Area.
4. Certificate of Recording Officer.

5. Resolution of the Boston Redevelopment Authority
Re: Urban Renewal Plan for the Washington Park
Urban Renewal Area : Project No. Mass. R-24.
6. Certificate of Recording Officer
7. Washington Park Urban Renewal Area, Project No. .
Mass. R-24, Approval of The Division Of Urban
and Industrial Renewal, Commonwealth of
Massachusetts.

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
APPROVING AN URBAN RENEWAL PLAN AND CONDITIONS
UNDER WHICH RELOCATION PAYMENTS WILL BE MADE
FOR PROJECT NO. MASS. R-24

WHEREAS, in connection with an application of the Boston Redevelopment Authority, hereinafter referred to as the "Authority", to the Housing and Home Finance Administrator for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Authority of an Urban Renewal Plan for the project area involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the Authority under said Title I; and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Section 106(f) of said Title I require that the conditions under which the Authority will make Relocation Payments in connection with the Urban Renewal Project contemplated by said application and, if fixed Relocation Payments are proposed, the Fixed Relocation Payments Schedule be officially approved by the Authority; and

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of an Urban Renewal Plan for said project area, dated January 14, 1963, which plan is entitled "Urban Renewal Plan, Washington Park Urban Renewal Area, Project No. Mass. R-24", and consists of thirty-three (33) pages and three (3) exhibits, attached hereto and marked "Exhibit A," and a set of conditions under which the Authority will make Relocation Payments, which set of conditions is set forth in the Relocation Program, including a Fixed Relocation Payments Schedule dated January 14, 1963, attached hereto and marked "Exhibit B", for the Urban Renewal Project contemplated by said application; and

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make Relocation Payments and the Fixed Relocation Payments Schedule were reviewed and considered at said meeting; and

WHEREAS, the Authority on June 27, 1962, adopted and approved a Resolution entitled "Resolution of Boston Redevelopment Authority Approving Relocation Program and Conditions for Relocation Payments" respecting the relocation of families, individuals and business concerns displaced in carrying out an early land acquisition program in the Clearance Section Tracts of said project area; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Authority as follows:

1. That the conditions under which the Local Public Agency will make Relocation Payments are hereby in all respects approved.
2. That the Urban Renewal Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Urban Renewal Plan with the minutes of this meeting.
3. That the Fixed Relocation Payments Schedule is hereby in all respects approved.
4. That the Resolution approving relocation payments and conditions for relocation payments adopted and approved by the Authority on June 27, 1962, and amendments thereto, respecting the relocation of families, individuals and business concerns displaced in carrying out an early land acquisition program in the Clearance Section Tracts of said project area shall continue in force and effect.
5. That the Site Office Manager for said project area is hereby designated to approve all claims for Residential Relocation Payments.
6. That the Business Relocation Officer for said project area is hereby designated to approve all claims for Business Relocation Payments.
7. That it is hereby found and determined that the proposals contained in the Relocation Program for the proper relocation of the families displaced in carrying out the project in decent, safe and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely affected to permit the proper prosecution and completion of such project; and that such dwellings or dwelling units available or to be made available to such displaced families, are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families are available at rents or prices within the financial means of the displaced families and are reasonably accessible to their places of employment.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the journal of the proceedings of the members of the Boston Redevelopment Authority (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the sixteenth day of January, 1963.

3. Also attached hereto is a true and correct copy of the Urban Renewal Plan presented at said meeting and approved by said resolution

4. Said resolution has been duly recorded in the journal of said meeting and is now in full force and effect.

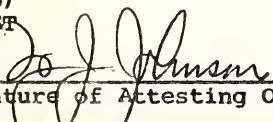
5. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law and (or) said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under applicable law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

6. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was executed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this eighteenth day of January, 1963.

(SEAL)

ATTEST



Signature of Attesting Officer

Assistant Secretary

Title of Attesting Officer



Signature of Recording Officer

Secretary

Title

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
WITH RESPECT TO DETERMINATION AND FINDINGS
THAT THE WASHINGTON PARK URBAN RENEWAL AREA
IS A SUBSTANDARD AND DECADENT AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter called the "Authority," is a public body, politic and corporate, duly organized and existing under the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having a usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has, with the approval of the Mayor and City Council of the City of Boston and with financial assistance provided under Title I of the Housing Act of 1949, as amended, by the Housing and Home Finance Agency of the United States of America, undertaken and conducted surveys, studies, and inspections of an area in the City of Boston, known and referred to as the Washington Park Urban Renewal Area hereinafter called the "Project Area", for which area the Authority is preparing an urban renewal plan, and in which the Authority proposes to undertake an urban renewal project, said area being specifically described in the "Project Boundary Description" attached hereto and made a part of this resolution; and

WHEREAS, the Authority has, after due and proper notice, held a public hearing with respect to the Project Area, and at said hearing, received and heard extensive evidence, facts, data, statements, exhibits, views, and opinions with respect to said Project Area and its conditions, including (a) statements, facts, data, and statistics

presented by officials of the City of Boston respecting building, fire, health, police, public works, and traffic control problems in the Project Area and their causes, and law enforcement problems in the Project Area and their causes, (b) statements, survey facts, study reports and extensive exhibits prepared and presented by members of the Authority's staff, including detailed explanations of the survey and study procedures used by the staff, detailed descriptions of the Project Area, the present character, physical conditions, and uses of land and structures therein, historical data respecting the economic and land use trends therein, inspection reports respecting the physical condition of every structure in the Project Area, and an extensive collection of interior and exterior photographs disclosing the appearance and physical condition of structures throughout the Project Area and in every section thereof, and (c) statements, opinions, views and data from various interested individuals, and representatives of various organizations pertaining to the conditions existing in the Project Area; and

NOW, THEREFORE, be it resolved that the Boston Redevelopment Authority acting under and pursuant to its power under the provisions of said Housing Authority Law and any other powers thereunto enabling, does hereby determine, declare and find (1) that the Project Area is a substandard and decadent area in that it is an area wherein dwellings predominate which by reason of dilapidation,

overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, and combinations of these factors, are detrimental to safety, health, morals, welfare and sound growth of the Boston community, and that it is an area which is detrimental to safety, health, morals, welfare and the sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and in need of major maintenance and repair, and because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space, and because of excessive land coverage, and because diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.

Be it further resolved that the Boston Redevelopment Authority does hereby determine, declare and find the following particular facts to be true and correct:

1. Approximately 360.9 acres of land within the area were found to be improved with buildings or other structures, and approximately 105.5 acres were found to be devoted to improved streets. Together such improved land was found to represent approximately 92.8 per cent of the total of about 502.4 acres of land lying within the perimeter boundaries of the urban renewal area. Land improved with buildings, streets, or other improvements was found to be distributed generally throughout the entire area.
2. Approximately 329.8 acres of land within the area were found to be devoted to uses which were residential in character, exclusive of streets, alleys, and other public rights-of-way. Such land was found to represent approximately 83.5 per cent of the total net land area of about 395.2 acres lying within the perimeter boundaries of the urban renewal area. Blocks clearly predominantly residential in character were found to be distributed generally throughout the entire area.
3. Approximately 65.4 acres of land within the area were found to be devoted to uses which were non-residential in character, including businesses, industries, and institutions. Such land was found to represent approximately 16.5 per cent of the total net land area within the area. Blocks characterized by non-residential uses were found to be distributed generally throughout many sections of the entire area. Within these blocks non-residential uses were found to be inter-

mingled with and adjoining uses which were residential in character.

4. Approximately 2,814 buildings, or 94.5 percent of the total number of 2,979 principal buildings within the area, were found to be non-fireproof or of frame construction.
5. Approximately 166 buildings, or 5.6 percent of the total number of 2,979 principal buildings within the area, were found to be devoted to uses which were non-residential in character, including businesses, industries, and institutions. Such buildings were found to be distributed generally throughout many sections of the entire area, intermingled with and adjoining buildings devoted to uses which were residential in character.
6. Approximately 1,662 buildings, or 55.8 percent of the 2,979 principal buildings within the area were found, based on all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.
7. Approximately 1,034 buildings, or 34.7 percent of the 2,979 principal buildings within the area were found, based on all surveys and inspections, to be buildings with such major defects and/or serious deficiencies as to be substandard to a point warranting clearance.
8. The detailed interior and exterior inspections of the principal buildings throughout the urban renewal area as a whole, disclosed that:
 - (a) 902, or 79.4 percent, were found to have one or more

defects.

- (b) 490, or 43.1 per cent, were found to have five or more defects.
- (c) 416, or 36.7 per cent, were found to have 10 or more defects.
- (d) 83, or 7.3 per cent, were found to have 15 or more defects.
- (e) 170, or 15.0 per cent were found to have foundation wall which were out of plumb and/or horizontal alignment.
- (f) 208, or 18.3 per cent were found to have exterior walls which were out of plumb and/or horizontal alignment.
- (g) 354, or 31.1 per cent were found to have deteriorated and/or sagging roofs.
- (h) 347, or 30.4 per cent were found to have exterior siding which was loose, missing, or deteriorated.
- (i) 287, or 25.3 per cent were found to have window frames, sashes, and/or panes which were loose, broken and/or deteriorated or missing.
- (j) 432, or 38.1 per cent, were found to have worn, sagging, and/or deteriorated interior stairs.
- (k) 345, or 30.4 per cent, were found to have exposed electrical wiring.
- (l) 354, or 31.1 per cent were found to have evident or reported vermin infestation.
- (m) 487, or 42.9 per cent were found to have obsolescent plumbing.



- (n) 240, or 21.1 per cent were found to have ~~lacked~~ installed central heat in each dwelling unit.
 - (o) 349, or 30.7 per cent were found to have sagging and/or pitched floors.
 - (p) 401, or 35.2 per cent were found to have worn, loose and/or missing flooring.
 - (q) 353, or 31.1 per cent were found to have plaster missing or evidence of leaks on inside walls and/or ceilings.
 - (r) 392, or 34.5 per cent were found to have worn surfaces and holes in inside walls.
 - (s) 427, or 37.6 per cent, were found to have evidence of cracks in inside walls and/or ceilings.
9. Approximately 87 buildings, or 52.4 per cent of the total number of 166 principal buildings devoted to uses which were non-residential in character were found, based upon all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.
10. Approximately 1,563 buildings, or 56.7 per cent of the total number of 2,758 principal buildings within the area devoted to dwelling uses, were found based upon all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.
11. Approximately 4,518 dwelling units, or 51.0 per cent of the total number of 8,861 dwelling units within the area, were found, based on all surveys and inspections, to be in principal buildings with either extensive minor, or major defects,

and/or serious deficiencies.

12. Approximately 596 dwelling units, or 6.7 per cent of the total number of 8,834 dwelling units enumerated for the area by the 1960 U. S. Census of Housing, were reported by the Census to be dilapidated and may, therefore, be considered generally as unfit for human habitation.

13. Approximately 678 dwelling units, or 7.7 per cent of the total number of 8,834 dwelling units enumerated for the area by the 1960 U. S. Census of Housing, were reported by the Census to be occupied by an average number of more than 1 person per room, and may, therefore, be considered generally to be overcrowded.

14. Approximately 650 dwelling units, or 7.4 percent of the total number of 8,834 dwelling units enumerated for the area by the 1960 Census of Housing, were reported by the Census to be vacant.
15. The coverage of land area by representative building types in the urban renewal area was found to range from 30-80 percent of net residential area, as compared with the 30 percent maximum coverage recommended by the Committee on the Hygiene of Housing of the American Public Health Association in "Standards for Healthful Housing: Planning the Neighborhood" for areas such as the urban renewal area where two- and three-family dwelling types predominate.
- 16.. The floor area ratio -- the ratio between the total floor area of a building and the area of the parcel on which it is situated -- for buildings in the urban renewal area was found to range from 0.95 - 1.97, as compared with the maximum floor area ratio of 1.0 established by the "Proposed Zoning Regulations" for the City of Boston for areas such as the urban renewal area where two- and three-family dwelling types predominate.
17. The residential building lots in the urban renewal area on which there are a substantial number of three-family dwelling types, were found to average 4,000 square feet in area, and 40 feet in width, as compared with the minimum lot size dimensions of 8,000 square feet and 50 feet, respectively, for three-family dwellings established by the "Proposed Zoning Regulations" for the City

of Boston. A predominant number of non-residential building lots within the urban renewal area were found not large enough in size to provide for the street corner sight distances, off-street parking and loading, access drive, and screening requirements established for such building lots by the "Proposed Zoning Regulations" for the City of Boston.

18. The net dwelling unit density within the urban renewal area was found to range from 12-120 dwelling units, and to average 33 dwelling units per net residential acre of land as compared with the 20 dwelling units per net residential acre or less recommended by the Committee on the Hygiene of Housing of the American Public Health Association in "Standards for Healthful Housing: Planning the Neighborhood" for areas such as the urban renewal area where two- and three-family dwelling types predominate.
19. A number of large, older, and often obsolete single-family houses within the urban renewal area were found to have been converted to multi-family dwellings and nursing homes.
20. A number of first-floor dwelling units within multi-family buildings located along Warren Street, Washington Street, Harold Street, and Humbolt Avenue, were found to have been converted to stores and other commercial uses incompatible with the use of combined or adjoining dwelling accommodations in these areas.

21. A number of commercial and industrial, in some instances deteriorating, uses of land and buildings were found, particularly along the Warren Street, Washington Street, Harold Street, and Humboldt Avenue frontages, to be haphazardly mixed and intermingled with land and buildings used for dwelling and institutional purposes such as to create adverse influences from non-residential traffic, noise, or other sources detrimental to the dwelling and institutional uses.
22. A number of the local east-west residential service streets within the urban renewal area carry traffic which is generated by the heavy "through" traffic volumes and the abutting non-residential uses which characterize the north-south arterials which are located on the perimeter of the project area. A number of the local residential service streets within the urban renewal area, thus congested, are characterized by limited right-of-way widths, narrow pavements, and on-street parking along one or both sides of the pavement, such as to create a hazard to both pedestrian and vehicular circulation.
23. The Howe, Boardman and Williams Elementary Schools and the Godvin School, located within the urban renewal area and built in 1868, 1900, 1892 and 1865 respectively, are all non-fireproof structures, the abandonment of which has been recommended in surveys of the Boston

City Planning Board and by other school building surveys as recently as 1962. These surveys have pointed out the existing public elementary school plant is insufficient with respect to building location, condition, capacity, classroom and special facilities, and site development to meet the public elementary school requirements of the Washington Park Area.

24. The amount of public playground space within the urban renewal area was found to be 2.6 acres as compared with a need for 19.4 acres of public playground space based upon the National Recreation Association standard of 222 square feet of space for each of the area's 3,800 elementary school children.
25. The trend in real estate prices between 1955 and 1961 has been downward in a large number of blocks within the urban renewal area, particularly in that section of the area north of Townsend Street. In this section, the index of real estate prices dropped by approximately 30 percent during this period. In that section of the area south of Townsend Street, the index of real estate prices declined by about 20 percent in blocks bordering on Townsend Street itself, in blocks located in the western part of the urban renewal area near Washington Street, and in blocks running through the center of the

area north of Seaver Street, and between Humboldt and Elm Hill Avenues. Available data indicates that the trend of real estate prices elsewhere in the City of Boston during the same period of time was upward.

26. The participation of lending institutions in the real estate market within the urban renewal area, as evidenced in the purchase of home mortgages by savings banks, cooperatives, savings and loan associations, insurance companies, and commercial banks between 1945 and 1961 has been declining. These lending institutions together recorded the acquisition of 250 mortgages during the period 1950-1954, 386 mortgages during the period 1955-1959, but only 63 mortgages during the period 1960-1961.
27. The trend in population between 1950 and 1960 has been generally downward within the urban renewal area. The 1950 population of the area was 32,650 persons. By 1960 the population of the area had declined to 25,922 persons, a net loss of 6,728 persons, or 20 per cent.
28. Approximately 28.0 cases of infant mortality for each 1,000 infants under one year of age were found to have occurred within the urban renewal area between 1955 and 1959 as compared with 26.7 such cases for the City of Boston as a whole.
29. Approximately 106.4 new cases of pulmonary tuberculosis for each 100,000 residents were found to have occurred



within the urban renewal area in 1958 as compared with 79.5 such cases for the City of Boston as a whole.

30. Approximately 12.2 commitments by the Youth Service Board for each 1,000 residents under 18 years of age were found to have occurred within the urban renewal area between 1958 and 1960 as compared with 3.8 such commitments for the City of Boston as a whole.
31. Approximately 17.2 percent of the total population and 21.5 percent of the households within the urban renewal area were found to have been given public welfare assistance during 1960 as compared with 6.3 and 11.4 percent, respectively, for the City of Boston as a whole.
32. Approximately 25 percent of the in-patient admissions, 35 percent of the out-patient admissions, and 40 percent of the emergency admissions at the City Hospital during 1960 were found to have come from the urban renewal area of Roxbury and its vicinity as compared with the hospital's case loads for areas elsewhere within its service area.

PROJECT BOUNDARY DESCRIPTION
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

The Washington Park Urban Renewal Area, Project No. Mass. R-24, is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby to point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said sideline with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said sideline with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the journal of the proceedings of the members of the Boston Redevelopment Authority (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the thirtieth day of January, 1963.

3. Said resolution has been duly recorded in the journal of said meeting and is now in full force and effect.

4. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law and (or) said bylaws, due and proper notice of said meeting was given. A legal quorum of members of Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under applicable law, said bylaws, or otherwise, incident to the proper adoption of said resolution including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was executed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.



IN WITNESS WHEREOF, the undersigned has hereunto set his hand this nineteenth day of February, 1963.

(SEAL)
ATTEST

Thomas F. Henley

Signature of Attesting Officer

Robert F. Carroll

Title of Attesting Officer

Karl J. Sullivan

Signature of Recording Officer

Secretary

Title

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: URBAN RENEWAL PLAN FOR THE WASHINGTON PARK
URBAN RENEWAL AREA: PROJECT NO. MASS. R-24

WHEREAS, pursuant to the provisions of Chapter 652 of the Acts of 1960, the Boston Redevelopment Authority succeeded to all the powers and duties of the planning board of the City of Boston; and

WHEREAS, Chapter 121 of the Massachusetts General Laws requires the Boston Redevelopment Authority to find and determine that an urban renewal plan is based upon a local survey and conforms to a comprehensive plan for the locality as a whole;

NOW, THEREFORE, BE IT DETERMINED by the Boston Redevelopment Authority, acting as the planning board for the City of Boston, that the Urban Renewal Plan for the Washington Park Urban Renewal Area is based upon a local survey and conforms to a comprehensive plan for the locality as a whole.

APPLICATION FOR LOAN AND GRANT
PART II : LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

MAR 15 1963

CERTIFICATE OF RECORDING OFFICER

CODE NO.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is duly qualified and acting Secretary of the Boston Redevelopment Authority (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the journal of the proceedings of the Members of the Boston Redevelopment Authority (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.
2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 15th day of March 1963.
3. Said resolution has been duly recorded in the journal of said meeting and is now in full force and effect.
4. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.
5. If the seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand
this 15th day of March, 1962.

LS

Karl D. ...
Signature of Recording Officer

Secretary
Title of Recording Officer

WITNESSES:

John P. ...
Signature of Attesting Officer

General ...
Title of Attesting Officer



The Commonwealth of Massachusetts

State Housing Board

Division of Urban and Industrial Renewal

120 Tremont Street, Boston 8

March 15, 1963

Right Reverend Monsignor Francis J. Lally, Chairman
Boston Redevelopment Authority
73 Tremont Street
Boston 8, Massachusetts

Dear Monsignor Lally:

Re: Washington Park-Mass A-2
Boston, Mass

We acknowledge receipt of your letters dated February 26th, March 13th, March 15th together with an urban renewal plan dated January 14, 1963 for the noted project.

This Division acting under the provisions of Section 26-27 Chapter 121 of the General Laws concurs in the findings of the Boston Redevelopment Authority acting as the Planning Board of the City of Boston that the Urban Renewal Plan for the Washington Park Project Area dated January 14, 1963 is based upon a local survey and conforms to a comprehensive plan for the City of Boston as a whole.

Furthermore, this Division under said Section 26 of the noted Chapter 121 makes the following findings:-

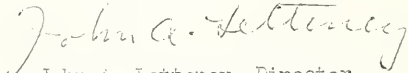
- A. The project area would not by private enterprise alone, and without the aid sought from the federal government or other subsidy, be made available for urban renewal.
- B. The proposed land uses and building requirements in the project areas in the locality where the project area is located will afford maximum opportunity to privately financed urban renewal consistent with the sound needs of the locality as a whole;
- C. The financial plan is sound.
- D. The project area is a substandard and decadent area;
- E. The urban renewal plan is sufficiently complete, as required by this section.

We note that the plan has been approved by the Mayor with the approval of the Boston City Council, after due notice and a public hearing.

The statutes were complied with in that no public hearing by this Division has been requested.

It is the intention of the Division of Urban and Industrial Renewal that this letter shall serve as an unconditional approval of project Washington Park Project No. Mass R-24-Boston, Massachusetts.

Very truly yours,

A handwritten signature in cursive script, reading "John A. Letteney".

John A. Letteney, Director
Division of Urban and Industrial Renewal

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

OPINION OF LIA COUNSEL RESPECTING
URBAN RENEWAL PLAN

CODE NO. R-304

Mr. Charles J. Moran
Director of Urban Renewal
Region I
Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re: Urban Renewal Plan for Washington Park Urban Renewal Area
Project No. Mass. R-24, Boston, Massachusetts

Dear Sir:

As counsel for the Boston Redevelopment Authority in the above-identified project, this is to supplement my opinion addressed to you under date of January 25, 1963, in connection with the Urban Renewal Plan referred to herein (hereinafter called the "Plan"). As legal counsel in the above-identified project my further opinion is as follows:

1. To my knowledge the Plan has not been modified in any respect.
2. The Plan has been duly approved by the City Council and the Mayor of Boston. I have examined a record of the official proceedings respecting the latter approval. All public bodies, officials, and agencies which, under the State or Local law, are required to authorize or approve the Plan have done so. A public hearing on the Plan required under State or local law has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties by the public body or public officer, all in accordance with law. Every public hearing required by law, including any such hearing on the project (as distinguished from a public hearing, if any, on the Plan) under Section 105(d) of the Housing Act of 1949, as amended, or under any other law, has been held in the time and manner and at the place required, following the giving of due

notice to the appropriate parties, by the appropriate public body or public official, all in accordance with law.

3. All the procedural requirements, approvals, and other actions and formalities required under State and local law to make the Plan legally effective have been duly fulfilled, taken, and completed, as the case may be.

4. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan or said project.

Yours truly,

John C. Conley
General Counsel

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COOPERATION AGREEMENT RE:
LOCAL GRANTS-IN-AID

CODE NO. R-305

An executed cooperation agreement respecting the provision
of local grants-in-aid is attached herewith.

COOPERATION AGREEMENT

by and between

CITY OF BOSTON AND BOSTON REDEVELOPMENT AUTHORITY

THIS COOPERATION AGREEMENT, entered into as of the 15th day of March, 1963, by and between the CITY OF BOSTON, a municipal corporation of THE COMMONWEALTH of Massachusetts (hereinafter referred to as the "City") and the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate created under the laws of said Commonwealth (hereinafter referred to as the "Authority").

WITNESSETH THAT:

WHEREAS, the Authority has on January 16, 1963, adopted an Urban Renewal Plan (hereinafter referred to as the "Plan") for the Washington Park Urban Renewal Project No. Mass. R-24 (hereinafter referred to as the "Project"), in the City of Boston, and said Plan has been approved on February 26, 1963, by the Mayor, with the approval of the City Council, of the City of Boston; and

WHEREAS, the Plan provides for the acquisition, demolition, and removal of structures in the Washington Park Urban Renewal Area (hereinafter referred to as the "Urban Renewal Area"), the installation of site improvements and public facilities and the disposition of land in the Urban Renewal Area for uses in accordance with the Plan; and

WHEREAS, the Authority will need financial assistance from the United States of America under Title I of the Housing Act of 1949,

as amended, (hereinafter referred to as Title I), and also local grants-in-aid in order to carry out and complete the project; and

WHEREAS, under Title I such local grants-in-aid may consist of, among other things, cash grants; donations at cash value of certain real property, in the Urban Renewal Area; demolition or removal work in the Urban Renewal Area at the cost thereof; installation of site improvements and the provision at their cost of public buildings or other public facilities which are necessary for carrying out the urban renewal objectives of the Project in accordance with the Plan; and

WHEREAS the Authority has applied for financial assistance from the United States of America, under Title I, in the form of loans and grants; and

WHEREAS the City of Boston acting by and through its Mayor, with the approval of the Boston City Council, on August 14, 1962, executed a covenant with the Authority whereby the City of Boston shall bear any and all loss that may arise as a result of early land acquisition and related activities for the Project in the event that the land so acquired or so acquired and cleared is not used for urban renewal purposes because an urban renewal plan for the Urban Renewal Area is not approved, or is amended to omit such land or is abandoned for any reason; and

WHEREAS the Local Public Agency, with the consent of the City of Boston acting by and through its Mayor with the approval of the Boston City Council, on November 21, 1962, assigned any and all of its rights under said covenant to the United States of America;

NOW, THEREFORE, in consideration of the benefits to accrue to the City from the carrying out of the Project and of the mutual covenants herein contained and for other good and valuable consideration, the parties do hereby covenant and agree as follows:

1. The Authority will undertake the Project in accordance with the Plan and will commence and carry out as expeditiously as possible each successive phase of the Project as funds are made available.

2. To help defray the cost of the Project, the Authority will comply with all necessary conditions; statutory or otherwise, to obtain a capital grant from the United States under Section 103 of Title I in the maximum amount allowed by law.

3. The City will make local grants-in-aid (as heretofore defined) to the Authority in a total amount which, together with all other local grants-in-aid made to the Project, will equal one-third of the actual net project cost of the Project as finally determined and approved by the Housing and Home Finance Administrator of the United States in accordance with Title I, and in accordance with a loan and grant contract to be entered into by and between the Authority and the United States of America, which amount is currently estimated at \$11,367,370.

4. After the execution of said loan and grant contract, the City, insofar as it has authority, upon request by the Authority, after the vacation and laying out of appropriate streets and public ways in accordance with the Plan, will commence construction of, and thereafter diligently prosecute to completion, improvements and supporting facilities as required by the Plan for the Project in accordance with a reasonable schedule for the commencement of construction, which schedule shall be established and seasonably communicated by the Authority, acting by and through the Development Administrator, to the Mayor and to the appropriate board, officer or agent of the City. If, during the course of the Project it appears that such construction schedule, and/or the costs related thereto, are inappropriate or inaccurate, such schedule and costs may be amended by the joint agreement of the Development Administrator of the Authority and the Mayor. The locations indicated for the site improvements are to be determined by reference to the Plan for the Project.

5. After the execution of said loan and grant contract between the Authority and the United States, the City, acting by its Mayor, will recommend to the proper board or officer the construction of such supporting facilities as, in the opinion of the Authority, may be necessary or desirable in the execution of the Plan in accordance with a reasonable schedule established by the Authority acting by the Development Administrator.

If during the course of the Project it appears that the construction schedule, or the costs related thereto, is inappropriate or inaccurate, such schedule may be amended in each case by the joint agreement of the Development Administrator of the Authority and the Mayor or appropriate board or officer involved.

If the City, acting by the Mayor, appropriate board, officer or agent thereof, should fail to take appropriate actions to construct such supporting facilities by the date or dates set forth in such schedule, (or by such other dates as shall be mutually agreed upon as aforesaid), or shall fail diligently to prosecute said work to completion, then the City shall upon demand by the Authority, pay to the Authority two thirds of the sums of money which according to said schedule are the estimated costs to be credited to the Project with respect to each item of work or portion thereof to which such failure relates, which sums of money shall be considered as cash local grants-in-aid to the Project.

6. If during the course of the project, revised estimates of net project cost are determined and approved by HHFA which make necessary additional local grants-in-aid to the Project, the City will

upon demand by the Authority, pay to the Authority such amounts of money as will, together with all other local grants-in-aid made or to be made to the Project in accordance with the previously approved estimate of net project costs, total one-third of such revised estimate of net project cost.

7. Upon completion of the Project by the Authority and the final determination and approval as aforesaid of the actual net project cost thereof, the city will make such additional cash payment if any, as may be necessary to bring the total local grants-in-aid for the Project up to an amount equal to one third of said actual net project cost as so finally determined and approved; and if upon such final determination and approval, the local grants-in-aid theretofore made to the Project shall total an amount in excess of one third of said actual net project cost as so finally determined and approved, such portion of the excess as was paid in cash shall be refunded, without interest, by the Authority to the city.

8. The city, acting by its mayor, will recommend to the proper board or officer the vacating of such streets, alleys and other public rights-of-way within the Urban Renewal Area as may, in the judgment of the Authority, be necessary or desirable in carrying out the Plan, and the laying out as public streets or ways of all streets and ways, with their adjacent sidewalks, within the Urban Renewal Area in accordance with the Plan; and the Authority further agrees not to sue the city for any damages incurred by reason of any such vacating or laying out; and the Authority further agrees to reimburse the city for any damages recovered by others under

Chapter 79 of the General Laws of Massachusetts, as amended, by reason of such vacating or laying out.

9. The City, acting by its Mayor, will recommend to the proper boards or officers such action as may be necessary to waive, change or modify, to the extent necessary or desirable, in the judgment of the Authority, to permit carrying out the Project, the statutes, ordinances, rules and regulations regulating land uses in Boston and prescribing health, sanitation and safety standards for buildings in Boston.

10. The Authority recognizes that the City, in accordance with Section 26R of Chapter 121, may require payments in lieu of taxes, betterments and special assessments on all property held by the Authority as part of the Project. The City hereby agrees that if such payments are required pursuant to said Section 26R they shall not be required in excess of the amount of such payments eligible as project costs under the applicable regulations of the Housing and Home Finance Administrator in effect from time to time, and further agrees that any such payments required will be based upon assessments in the tax year 1962.

11. The City shall continue to maintain the "workable program" heretofore adopted by it, and shall cooperate with the Authority by such other lawful actions and in such other lawful ways as may be necessary in connection with the undertaking and carrying out of the Project in all its phases, including the relocation of families to be displaced from the Urban Renewal Area.

12. The city will take steps appropriate to assure that no member of its governing body, and no other City official who exercises any functions or responsibilities in the review or approval of the Project shall, prior to the completion of the Project, voluntarily acquire any personal interest, direct or indirect, in any property included in the Urban Renewal Area, or in any contract or proposed contract in connection with the carrying out of the Project.

13. The City agrees that each public facility provided as a non-cash local grant-in-aid shall be open to all persons without regard to race, creed, color, or natural origin.

14. This Agreement shall take effect as a sealed instrument.

IN WITNESS WHEREOF the City of Boston and the Boston Redevelopment Authority have respectively caused this Agreement to be duly executed as of the day and year first above written.

(SEAL)

Attest:

CITY OF BOSTON

By

Mayor

BOSTON REDEVELOPMENT AUTHORITY

By

Chairman

(SEAL)

Attest:

Secretary

Approved as to Form:

General Counsel

Approved as to Form:

Corporation Counsel

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

CERTIFICATIONS RE: LOCAL GRANTS-IN-AID CODE NO. R-306
NOT PREVIOUSLY SUBMITTED

This section is not applicable because the cost of construction of project improvements and public facilities and site clearance work offered as a non-cash local grant-in-aid was previously submitted under Code No. R-226(3).

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

AFFIDAVITS OF PUBLICATION
OF NOTICE OF PUBLIC HEARINGS

CODE NO. R-307

Affidavits of publication of notice of public hearings held
by Boston Redevelopment Authority on January 14, 1963 and
Boston City Council on February 13, 1963 are attached herewith.

APPLICATION FOR LOAN AND GRANT
PART II : LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

NOTICE OF PUBLIC HEARING : BOSTON REDEVELOPMENT AUTHORITY

ADVERTISEMENT
BOSTON REDEVELOPMENT
AUTHORITY.

WASHINGTON PARK URBAN
RENEWAL AREA.

PROJECT NO. MASS. R-24.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Boston Redevelopment Authority on January 14, 1963, at 7:30 P.M. (Eastern Standard Time) in Boston Technical High School, formerly Roxbury Memorial High School, located at the corner of Warren and Townsend streets, Boston, Massachusetts, to consider:

1. A proposed determination by the Boston Redevelopment Authority that the following described area, for which the Boston Redevelopment Authority is preparing an urban renewal plan is a substandard and decadent area:

That certain tract of land, referred to as the Washington Park Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Northerly by the northerly sideline of Dudley street.

Easterly by the easterly sideline of Warren street and the easterly sideline of Blue Hill avenue.

Southwesterly by the southwesterly sideline of Seaver street and the southwesterly sideline of Columbus avenue.

Westerly by the westerly sideline of Washington street to the southerly sideline of Dimock street, thence by the southerly sideline of Dimock street to a point which is the intersection of the extended property line between the Notre Dame Academy and the New England Hospital with the southerly sideline of Dimock street; thence turning and running across Dimock street by said extended property line and by the property line between the Notre Dame Academy and the New England Hospital to Columbus avenue and across Columbus avenue by said property extended to intersect with the westerly sideline of Columbus avenue, thence by the westerly sideline of Columbus avenue to the northerly sideline of Ritchie street, thence by the northerly sideline of Ritchie street to the intersection of the northerly sideline of Ritchie street with the westerly sideline of Marcella street; thence crossing Ritchie street to a point in the southerly sideline of Ritchie street which is the property corner between Notre Dame Academy and property at Number 42 Marcella street, thence running by various courses and distances in a general southeasterly direction by the northeasterly property line of Notre Dame Academy to the westerly sideline of Washington street; thence by the westerly sideline of Washington street to the southerly sideline of Guild street; thence by the southerly sideline of Guild street to the westerly sideline of Lambert avenue; thence by the westerly sideline of Lambert avenue to the northerly sideline of Bartlett street, thence by the northerly sideline of Bartlett street to the westerly sideline of Washington street, thence by the westerly sideline of Washington street to the northerly sideline of Dudley street.

2. A proposal for the undertaking by the Boston Redevelopment Authority of an urban renewal project under the provisions of Massachusetts General Laws (Ter. Ed.), Chapter 221, as amended, with Federal financial assistance under the Housing Act of 1949, Title II, as amended in the Washington Park Urban Renewal Area; to acquire land in the project area; to install, construct, or reconstruct streets, utilities, parks, playgrounds, and other project improvements; to make land available for development or redevelopment by private enterprise or public agencies as authorized by law; and to carry out plans for a program of repair, rehabilitation and conservation of buildings or other improvements, including acquisition and repair or rehabilitation of a limited number of structures by the Boston Redevelopment Authority for guidance and demonstration purposes:

3. A Proposed Relocation Program for the Washington Park Urban Renewal Area.

4. A Proposed Urban Renewal Plan for the Washington Park Urban Renewal Area.

The Relocation Program, the Urban Renewal Plan and the Property Map showing proposed acquisitions are available for examination at the offices of the Boston Redevelopment Authority at 73 Tremont Street, and at City Hall Annex, Boston, Massachusetts, and will be open for discussion at the hearing.

Any person or organization desiring to be heard in connection with the above matters may appear and will be given an opportunity to be heard.

BOSTON REDEVELOPMENT AUTHORITY.

By KANE SIMONIAN,

(Dec. 29.)

Secretary.



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL

JOHN F. COLLINS
Mayor

AFFIDAVIT OF PUBLICATION

Then personally appeared John J. Scully, City Record,
Official Chronicle of Boston Municipal Affairs, and
made oath that the advertisement hereto attached was
published in the City Record, Volume 54, No. 52, dated
December 29, 1962, as ordered.

Subscribed and sworn to before me this tenth day of
January, 1963.

James E. Finigan, Jr.
Notary Public

John J. Scully, Acting for
William R. Halpin
Acting Editor

September 28, 1967

My commission expires

APPLICATION FOR LOAN AND GRANT
PART II : LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

NOTICE OF PUBLIC HEARING : BOSTON CITY COUNCIL

ADVERTISEMENT
CITY OF BOSTON.
PUBLIC HEARING

The Committee on Urban Redevelopment, Rehabilitation and Renewal of the Boston City Council will hold a public hearing at the Boston Technical High School, Deakard Street entrance, near the corner of Warren street, Roxbury, on Wednesday, February 13, 1963, at eight o'clock P.M., to consider a resolution approving the Urban Renewal Plan and a Cooperation Agreement with the Boston Redevelopment Authority for the Washington Park Urban Renewal Area as described below:

That certain tract of land, referred to as the Washington Park Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Northerly by the northerly sideline of Dudley street;

Easterly by the easterly sideline of Warren street and the easterly sideline of Blue Hill avenue;

Southwesterly by the southwesterly sideline of Seaver street and the southwesterly sideline of Columbus avenue;

Westerly by the westerly sideline of Washington street, including the property referred to as the Notre Dame Academy area and the area referred to as the Bartlett Street garage area of the Metropolitan Transit Authority.

FOR THE COMMITTEE,
PATRICK F. McDONOUGH,
(Jan. 26.) *Chairman.*



CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL

JOHN F. COLLINS
Mayor

AFFIDAVIT OF PUBLICATION

Then personally appeared John J. Scully, City Record,
Official Chronicle of Boston Municipal Affairs, and
made oath that the advertisement hereto attached was
published in the City Record, Volume 55, No. 4, dated
January 26, 1963, as ordered.

Subscribed and sworn to before me this nineteenth day of
February, 1963.

James E. Finigan, Jr.
Notary Public

September 28, 1967

My commission expires

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

EXCERPTS FROM MINUTES OF PUBLIC HEARING CODE NO. R-308

Excerpts from minutes of public hearings held by Boston
Redevelopment Authority on January 14, 1963 and Boston City
Council on February 13, 1963 are attached herewith.

WASHINGTON PARK - REDEVELOPMENT PLAN AND RELOCATION PLAN

Boston Technical High School
Warren and Townsend Streets,
Boston, Massachusetts.
Wednesday, February 13, 1963.
8:00 P.M.

HEARING before the Committee on Urban Redevelopment,
Rehabilitation and Renewal of the Boston City
Council, held at the Boston Technical High School,
Boston, Massachusetts, on Wednesday, February 13,
1963, at 8:00 P.M., re Washington Park Redevelopment,
Redevelopment Plan and Relocation Plan.

Before Councillor McDonough, Chairman.

Chairman McDONOUGH. The Committee will be in order.

This is a meeting of the Boston City Council Committee on Urban Redevelopment, Rehabilitation and Renewal considering the resolutions whereby the City Council would adopt a redevelopment plan and relocation plan for the Washington Park Project. There was a public notice of this hearing published in the following newspapers:

Boston Globe, Boston Herald, Boston Traveler, Recording and Christian Science Monitor on January 28, 1963, in accordance with the legal requirements for such hearing.

The Committee is in receipt of the following communication from his Honor the Mayor, dated January 28, 1963:

[Whereupon the communication was read.]

The Chair is in receipt of a very lengthy list of people who would like to be heard concerning this project. I don't know whether or not they are all here in attendance and I don't know whether the night is long enough to hear from them all, but we will start with them. I would like to impress upon you that this list is very long and I would, therefore, ask the individual speakers, if they have something new to add, to please record their comments either for or against the project as briefly as they can and, secondly, I would like to emphasize at the start

the matter pending before this body at the present time is the approval of a resolution which would approve the redevelopment plan, a model of which is before us here and, further, the resolution would approve a relocation program for the people who are displaced as a result of this.

I have a list of City and State officials I understand would like to be heard. I don't know whether they are all here or any of them in attendance, but I will call for them.

The first is Senator Frank Foster, Honorable Frank Foster of the 6th Suffolk District. I don't see him in the hall but perhaps he will be here later.

The second is the Honorable Alfred S. Brown, Representative from District 11, Suffolk. Is Mr. Brown in the hall, please?

Mr. ELAM. Mr. Chairman, the Representative is not here and asked me to read his statement.

Chairman McDONOUGH. Will you take the microphone, please?

HARRY J. ELAM

Mr. ELAM. Mr. Chairman and Members of the City Council Committee on Urban Renewal, Harry J. Elam, a member representing Mr. Brothers, the Representative, who is indisposed this evening and has asked me to present to you this statement.

4

Mr. Chairman and Members of the Committee on
Urban Renewal and Redevelopment of the Boston City Council:

"Time and time again over the past two years, I have appeared at public hearings on various aspects of the Washington Park Urban Renewal Plan to speak in its support on behalf of the large number of my constituents who have requested me to urge its approval.

"I regret very much my inability to be present tonight, but I want it read into the record of the proceedings that I have lived in this area all of my life, that I am completely familiar with the serious conditions of blight that exist here, and that I am vitally and personally concerned about the future of the community.

"Although I recognize, along with the other thinking citizens here, that urban renewal will not solve all of our problems, I do feel that without it, we will never be able to eliminate the blight at its roots. Ever since the day I was elected to public office people in Washington Park have been urging me to help them get the decent housing, new schools, more playgrounds, off-street parking facilities and all the other things which are necessary to make this a healthy place in which to live and raise our children.

"These improvements, gentlemen, are among the proposals included in the completed plans for the renewal of Washington Park, and I urge you to approve it with

possible speed in order that the whole program can move forward with the least amount of hardship upon the people of my community.

"Respectfully,

"Alfred S. Brothers."

Chairman McDONOUGH. Thank you very much, Mr. Elam.

It has been suggested to me perhaps it would be appropriate at this time if I introduced myself and the members of the Committee who are present.

First of all, I am City Councillor Patrick McDonough. The fellow sitting to my left is Councillor J. Tierney, Jr. To my immediate right is Councillor Thomas A. Sullivan, and the gentleman to his right is Councillor John E. Kerrigan.

The next gentleman on my list is the Honorable Royal L. Bolling, Representative from the same district, Ward 12. Is Mr. Bolling present?

[No response.]

The next gentleman is a fellow who on occasion has more important places to be in, as I see in the papers, Frank W. Morris, Jr., Director of the State Housing Board. Is Mr. Morris present?

FRANK W. MORRIS, Jr.

Mr. MORRIS. Mr. Chairman and Distinguished Members of the City Council, my name is Frank W. Morris, taxpayer of the City of Boston, a Roxbury resident and home owner, and friend and neighbor to most of those who are here.

Like Representative Brothers, I have appeared before each of many hearings required on the well-known Washington Park Renewal Program. Tonight I appear to give a final bit of testimony to a voluminous record that has been stretched before thousands of people, hundreds of technicians, many citizen and voter groups, and all civil social and political bodies involved.

This vast proposal is at the final threshold the moment of truth has arrived. The question is, Shall City Council in its wisdom grant and give to the Redevelopment Authority the rights and powers to file the application for loan and grant to the United States Government to secure the Federal, State and Local assistance needed to start the job in Roxbury, U.S.A.?

My answer to this query is again a vigorous Yes.

No other body can do this except the Council, ladies and gentlemen, and they hold the key to the door. We put our trust in them and in them I say we can be sure as they reflect what this means to our great city of heritage.

Many people do not know it, but this renewal

is but scraps of paper without the ongoing cooperation and affirmative action by this deliberative and determining body for years to come.

And so we rest our case tonight with the City Council of Boston, Massachusetts, the pioneers in the program to push urban renewal as a tool for better neighborhood living rather than a tool of demolition. We rest the case for permission to start progress, not to acclaim a victory. We ask for a full and unanimous vote to begin the work of execution and commitments.

No City Council has been more thorough in looking into the detail of this type of program in the country and so your vote tonight will be a tribute to a sincere statement made by you in deliberating the matter of Washington Park.

So as you certify this plan for eligibility, you review the schedule for relocation, as you endorse the request for Federal or other aid, and finally, as you approve the filing of the application, I say that as you do this you signal a new era in progress rather than despair, in hope in a city rather than an urge to run from it.

Gentlemen, I ask you to resolve and approve without condition or cloud of condition, matters required for the Federal and local approval for the Washington Park Urban Renewal Project which is now before you.

I go on record as praising your patience,

respecting your sincere acceptance for the representation of all the people of Roxbury and the City as a whole, hoping that you will vote a resounding Aye in your own forum.

Respectfully submitted.

Chairman McDONOUGH. Thank you very much, Mr. Morris.

Apropos of what Mr. Morris has said, I might say that this project has been voted approval by the City Council in various forms a number of times in the past. It has been out reduced in size and approved by us in that form, reduced in size and reduced in size and approved by us, and has been enlarged in size and approved by us in that form, and now in the final form the plan has been before us, and every time this Council has been asked to vote on this matter it has approved this project and has urged the project to go forward.

For myself, let me say I only hope that this final approval, which I feel reasonably certain will be forthcoming very quickly, and let me express the hope that this will produce more building rather than more further planning and further hearings. [Applause.]

I can appreciate the fact that you people are mighty tired of coming to these hearings. [Applause]

And I assure you that those of us who are sitting

up here on the stage would just as soon see the end of that, too, and see and have less talk about decent, safe, sanitary housing erected in the Washington Park area.

The next gentleman is well known, the Honorable Lincoln S. Pope, Representative from Ward 9. I see Mr. Pope in the rear of the hall.

Honorable LINCOLN S. POPE

Representative POPE. Thank you very much; Councillor McDonough, Councillor Kerrigan, Councillor Sullivan, Councillor Tierney, and my Friends, I am very happy that distinguished Director of State Housing, Frank Morris, preceded me at this microphone, for he cleared up many of the intricacies of this project which up till then remained quite a mystery to me.

I am also happy that Councillor McDonough has seen fit to assure you up until now the City Council has been with this project and it is his belief they will continue to be.

I noticed that the attendance of the City is less than half, four ninths, and I think that is all, only brought four-ninths of our people out here tonight
[Applause]

We don't want to be as the Kennedys were when they appeared before the Supreme Court, the Supreme Court

Boston Technical High School,
Warren and Townsend Streets,
Boston, Massachusetts.
Monday, January 14, 1963.
7:30 P.M.

PUBLIC HEARING held by the Boston Redevelopment Authority,
pursuant to Chapter 121 of the General Laws of
Massachusetts, as amended, in the matter of a
proposed determination by the Authority that certain
property in Boston, generally known as the Washington
Park Urban Renewal Area, is being taken for an Urban
Renewal or Redevelopment Project.

Present:

The Right Rev. Monsignor Francis J. Lally, Chairman,
(presiding); and

Stephen E. McCloskey, Vice Chairman
James G. Colbert, Treasurer, and
Melvin J. Massucco, Members of the Boston
Redevelopment Authority, and
Kane Simonian, Executive Director and Secretary.

- - - -

JANUARY 14, 1963 / 7:30 P.M. / BOSTON TECHNICAL HIGH SCHOOL

PUBLIC HEARING OF THE BOSTON REDEVELOPMENT AUTHORITY
CONCERNING THE WASHINGTON PARK URBAN RENEWAL AREA

STATEMENT OF RT. REV. MSGR. FRANCIS J. LALLY, CHAIRMAN
BOSTON REDEVELOPMENT AUTHORITY

Members of the Authority, and ladies and gentlemen:

This is a public hearing by the Boston Redevelopment Authority.

I am Monsignor Francis J. Lally, Chairman of the Authority. The other members of the Authority who are present at this hearing are: Mr. Stephen E. McCloskey, Mr. James G. Colbert, Mr. Melvin J. Massucco, and Mr. John Ryan. The Secretary of the Authority is Mr. Kane Simonian.

This hearing is being held in accordance with the provisions of Chapter 121 of the Massachusetts General Laws, as amended, and Title I of the U. S. Housing Act of 1949, as amended, in the matter of the Washington Park Urban Renewal Area and more specifically, in the matter of the following:

1. A proposed determination by the Boston Redevelopment Authority that the Washington Park Urban Renewal Area, for which the Boston Redevelopment Authority is preparing an urban renewal plan is a substandard and decadent area;
2. A proposal for the undertaking by the Boston Redevelopment Authority of an urban renewal project under the provisions of Massachusetts General Laws (Ter. Ed.), Chapter 121, as amended, with Federal financial assistance under the Housing Act of 1949, Title I, as amended, in the Washington Park Urban

Renewal Area: to acquire land in the project area; to install, construct, or reconstruct streets, utilities, parks, playgrounds, and other project improvements; to make land available for development by private enterprise or public agencies as authorized by law; and to carry out plans for a program of repair, rehabilitation and conservation of buildings or other improvements, including acquisition and repair or rehabilitation of a limited number of structures by the Boston Redevelopment Authority for guidance and demonstration purposes;

3. A proposed relocation program for the Washington Park Urban Renewal Area;
4. A proposed urban renewal plan for the Washington Park Urban Renewal Area.

This public hearing shall be devoted solely to the presentation of evidence, opinions, and views regarding these proposals for the Washington Park Urban Renewal Area.

The Authority shall not entertain or consider at this public hearing any evidence, opinions, or views, regarding any program or project which is outside the Washington Park Urban Renewal Area here involved.

The boundaries of the Washington Park Urban Renewal Area are specifically described in the "Notice of Public Hearing" which was given by order of this Authority and duly published in accordance with the requirements of the law.

In general, the Washington Park Urban Renewal Area is bounded by Dudley Street, Warren Street, Blue Hill Avenue, Seaver Street, Columbus Avenue, and Washington Street.

I now instruct the Secretary of the Authority to enter into the record of this public hearing, as Exhibit 1, a copy of the "Notice of Public Hearing," together with appropriate affidavits as to the publication of the notice from the City Record, and the Boston Herald-Traveler.

I know that each of you who has made it a point to be present at this public hearing is vitally interested in the future of the Washington Park Urban Renewal Area. And the Authority is aware that many individuals, representatives of community organizations, and officials have already registered a desire to be heard on these proposals.

It is, however, essential to enter into the record of these proceedings, certain official testimony with respect to the proposals before the Authority at this public hearing. In order, therefore, to provide as much time as possible for you to express your views, we have prepared much of the official testimony in the form of additional exhibits which will be entered by reference only into the official record of these proceedings.

All exhibits together with informational materials of a general nature, are available for your examination in convenient places throughout the auditorium. In accordance with the terms of the

"Notice of Public Hearing", these exhibits have also been available for examination at the offices of the Boston Redevelopment Authority since December 29, 1962.

I now instruct the Secretary of the Authority to enter into the official record of this public hearing the following additional exhibits which are displayed here in the auditorium:

Exhibit 2 : Urban Renewal Area Map

Exhibit 3 : Location Map

Exhibit 4 : Land Use Map

Exhibit 5 : Sample Copies of Survey Forms, Structural Inspection Schedules, Building Inspection Forms, and Building Examination Schedules

Exhibit 6 : Completed Copies of Survey Forms, Structural Inspection Schedules, Building Inspection Forms, and Building Examination Schedules

Exhibit 7 : Buildings with Deficiencies Map

Exhibit 8 : Urban Renewal Plan

Exhibit 9 : Illustrative Site Plan

Exhibit 10 : Urban Renewal Area Photographs

Exhibit 11 : Urban Renewal Area Data

Exhibit 12 : Statements of City Officials

Exhibit 13 : Relocation Proposals

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This public hearing shall be conducted in accordance with the

following procedures:

All statements from the floor shall be directed to the members of the Authority. No person shall be permitted to speak, however, until recognized by the chair. Once he has been recognized by the chair, a person addressing the Authority shall state clearly his name and address, and the individual or group, if any, that he represents.

First, we shall hear from the Development Administrator, Mr. Edward J. Logue, who will present an introductory statement with respect to the proposals under consideration here tonight.

Second, we shall hear from those members of the General Court of the Commonwealth of Massachusetts, who may be present and who represent the political districts or wards, which lie, in whole or in part, within the Washington Park Urban Renewal Area.

Third, we shall hear for a period of one hour and a half from those persons who reside within the Urban Renewal Area or who represent organizations serving persons who reside within the area, and who wish to speak in favor of the proposals before the Authority.

Fourth, we shall hear for a period of one hour and a half from those persons who reside within the Urban Renewal Area or who represent organizations serving persons who reside within the area, and who wish to speak in opposition to the proposals before the Authority.

Fifth, we shall hear, if necessary, for similar periods of time and in the same order, from any other persons who reside within the Urban Renewal Area or who represent organizations serving persons who reside within the area, and who have not previously had an opportunity to speak either in favor or in opposition to the proposals.

Sixth, and finally, we shall hear from those persons who do not reside within the Urban Renewal Area and who do not represent organizations serving residents of the area. Those who wish to speak in favor of the proposals will be heard first, followed by those who wish to speak in opposition to the proposals.

These procedures are necessary to insure that this public hearing will be conducted in a fair and orderly fashion and that those persons who are directly affected by these proposals will have adequate opportunity to express their views and opinions.

I will now hear from the Development Administrator of the City of Boston and chief administrative officer of the Boston Redevelopment Authority, Mr. Edward J. Logue:

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

EXPLANATION OF LPA'S SOLUTION
TO QUESTIONS RAISED BY HHFA

CODE NO. R-309

At the time of this submission no questions have been raised by HHFA with respect to the Final Project Report which was submitted on January 25, 1963.

Additional documentation to be included in the Final Project Report is, however, included herewith. This documentation includes:

- (1) Code No. R-224,:Project Improvements Report
- (2) Code No. R-225 (1):First reuse appraisal and marketability study
- (3) Code No. R-225 (3):Tabulation of land disposal estimates
- (4) Code No. R-225 (4):Appraiser's estimate compared to LPA'S estimate of land disposal proceeds
- (5) Code No. R-225 (8):Disposition map
- (6) Code No. R-225 (9):Land for public or nonprofit use
- (7) Code No. R-225 (10):Moderate-income housing
- (8) Code No. R-226 (1):Project Cost Estimate and Financing Plan
- (9) Code No. R-226 (4): Project Expenditures Budget
- (10)Code No. R-226 (6): Data Supporting Project Expenditures Budget.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONAPPLICATION FOR LOAN AND GRANT
(Slum Clearance and Urban Renewal Program)PROJECT LOCALITY
BOSTON, MASSACHUSETTS
PROJECT NAME
WASHINGTON PARK URA
PROJECT NUMBER
M-23, R-24
DATE RECEIVED (To be filled in by HHFA)

INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

Boston Redevelopment Authority

B. TYPE OF APPLICATION

- ☒ Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
☐ Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

- ☒ Initial application
☐ Revision of previously approved application dated _____, 19____, for purpose of:
☐ Change in project area boundaries ☐ Revision in Project Capital Grant
☐ Revision in Temporary Loan ☐ Revision in Relocation Grant
☐ Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
R-24 (A).	\$ 796,781	\$ 665,000
R-50 (GN)	\$ 129,800	\$ 118,000
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. 3, approved by HHFA on June 20, 1962, in the sum of \$ 796,781

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+) or (-)
<input checked="" type="checkbox"/> TEMPORARY LOAN	\$ 17,234,957	() \$
<input checked="" type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis: 3/4 Basis: <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality under 50,000 population <input type="checkbox"/> Municipality under 150,000 in redevelopment area	\$ 16,335,712	() \$
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ 217,945	() \$

G. PROGRAM

- ☒ Title I of the Housing Act of 1949, as amended to date
☐ Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

(Over)

H. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman numeral designation as checked on Form H-6120, *Summary of Project Data*: I

If project is under "disaster area" provisions of Section 111 of Title I, check here: ☐

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: December, 1966¹

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
1. Land acquisition	December 1962	December 1965
2. Relocation of site occupants	December 1962	June 1966
3. Demolition and site clearance	March 1963	July 1966
4. Site preparation, including installation of project improvements	June 1963	September 1966
5. Disposition of land in project area	June 1963	September 1966
6. Rehabilitation or conservation, to meet project completion requirements	June 1963	December 1966

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as

approved by the governing body of the Local Public Agency on January 16, 1963.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be

hereunto fixed and attested, this _____ day of _____, 19____.

[SEAL]

Boston Redevelopment Authority

Corporate Name of Applicant

By _____

Signature

Development Administrator

Title

City Hall Annex

Address

Boston 8, Massachusetts

City and State

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

Washington Park Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

TABULATION OF LAND DISPOSAL ESTIMATES

CODE NO. R-225(3)

TABULATION OF LAND DISPOSAL ESTIMATES

Redevelopment	APPROX. No. of Parcels	Area in Sq. Feet	Apprais- er's Est.	LPA's Est.
1. Total Uses	74	5,847,563	\$681,300	\$681,300
2. Total public and quasi- public uses	44	2,326,658	281,500	281,500
a. Streets & other public R/W (By dedication)	17	290,228	0	0
b. Streets & other public R/W	0	0	0	0
c. Parks, playgrounds, etc. (by dedication)	13	953,986	93,500	93,500
d. Parks, playgrounds, etc.	0	0	0	0
e. public utility easements	2		0	0
f. Low rent public housing	0	0	0	0
g. Other public uses	4	423,729	100,400	100,400
h. Non-profit institu		658,715	87,600	87,600
3. Total private uses		3,520,905	399,800	399,800
a. Residential		0	0	0
b. Commercial	1	633,474	183,600	183,600
c. Light Industrial	5	214,281	37,100	37,100
d. Heavy Industrial	0	0	0	0
e. Other	0	0	0	0
f. Moderate-income Housing	17	2,673,150	179,100	179,100

* Appraiser was not required to make estimates for minor adjustments of property and rights of way lines.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

APPRAISER'S ESTIMATE VERSUS LPA'S
ESTIMATE

CODE NO. R-225 (4)

This Code Number is not applicable because there is
no difference between the "Appraiser's Estimate" and "LPA's
Estimate" in Exhibit A.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE
January 25, 1963

DISPOSITION MAPS

CODE NO. R-225 (8)

Preliminary plats showing tentative disposal parcels, including approximate boundaries, redevelopment uses, and existing and new easements for public utilities are designated on "Exhibit B - Map 2 - Proposed Land Use Plan" submitted with the application on January 25, 1962. The corresponding areas of the plats are given in the re-use appraisal report.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE

January 25, 1968

PUBLIC OR NON-PROFIT USE

CODE NO. R-225 (9)

<u>DISPOSAL PARCEL NUMBER</u>	<u>NAME OF PROPOSED DEVELOPER</u>	<u>PROPOSED DATE BY WHICH DEVELOPER WILL ACQUIRE THE LAND</u>
I-1	City of Boston	10/1966
I-2	City of Boston	11/1965
I-3	City of Boston	8/1964
I-4	City of Boston	12/1964
I-5	City of Boston	10/1964
I-6	City of Boston	3/1966
I-7	City of Boston	2/1966
J-1	City of Boston	4/1966
J-2	City of Boston	5/1965
J-3	City of Boston	3/1965
J-4	City of Boston	8/1965
J-5	City of Boston	8/1966
J-6	City of Boston	11/1963
J-7	City of Boston	12/1963
J-8	City of Boston	12/1963
H-1	Roxbury Boys' Club	3/1965
H-2	St. James' Church	2/1966
H-3	Church of God in Christ	4/1965
H-4	St. Richard's Church	3/1965
H-5	St. Joseph's Church	8/1966
H-6	Young Men's Christian Association	9/1964
H-7	James Jackson Putnam Child Care Center	6/1965
H-8	St. Mark's Church	2/1965
H-9	Bethel Pentacostal and Church of God and Saints of Christ	6/1966
H-10	St. Mark's Social Center	3/1967
H-11	Freedom House	3/1967

The estimated disposal price is given in the re-use appraisal report submitted separately.

HEPA concurrence in the proposed disposal of all parcels to be disposed of for a public or nonprofit use will be requested after Part II is submitted. A request for HEPA concurrence will be submitted approximately a few weeks prior to the scheduled disposition of each parcel listed above. Proposals for the disposition of these parcels will be submitted after Part II approval because if each parcel to be disposed of for a public or nonprofit use is considered as an individual parcel, it is regarded as not being critically important to the project provided that all the other parcels are disposed of successfully. The proposed redevelopers of these parcels have committed themselves to the extent of participating in active preliminary negotiations and submitting letters of intent. The alternative uses of these parcels is as follows:

- I-1 and I-4--Residential and Commercial
- I-2, I-3, I-5, I-6, I-7--Housing
- J-1 through J-8--Housing
- H-1, H-6 through H-9--Housing
- H-2 through H-5, H-10, H-11--Minor adjustments
of property and
rights-of-way lines.

APPLICATION FOR LOAN AND GRANT
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SUBMISSION DATE

January 25, 1962

IDENTIFICATION OF REAL PROPERTY
TO BE MADE AVAILABLE FOR NEW HOUSING
FOR MODERATE-INCOME FAMILIES

CODE NO. R-225(10)

All real property proposed for residential redevelopment will be made available for new housing for moderate-income families.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION
PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY
BOSTON, MASSACHUSETTS

PROJECT NAME
Washington Park
Urban Renewal Area

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

PROJECT NUMBER
Mass. R-24

SUBMISSION (Check and complete the description which applies)

☒ ACCOMPANIES FINAL PROJECT REPORT

☐ REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

DATED Jan 10, 1964

☐ SUBMITTED BY LPA ON _____, 19____

☐ ACCEPTED BY HHFA ON _____, 19____

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA	
		<input checked="" type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	ESTIMATE ACCEPTED BY HHFA	
		(a)	(b)	(c)	
	ITEM 1 OF GROSS PROJECT COST:				
A-1	TOTAL PROJECT EXPENDITURES (from Form H-6220, line 20)	\$ 17,017,012	\$	\$	
	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid):				
A-2	Cash value of land donations (from Supporting Schedule 1)	-0-			
A-3	Demolition and removal work (from Supporting Schedule 2)	28,670			
A-4	Project or site improvements (from Supporting Schedule 3)	5,055,950			
A-5	Public or supporting facilities (from Supporting Schedule 4)	8,237,000			
A-6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)	-0-			
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$ 13,321,620	\$	\$	
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	\$ 30,338,632	\$	\$	
	PROCEEDS FROM PROJECT LAND:				
A-9	Sale price of project land to be sold	\$ 681,300	\$	\$	
A-10	Capital value imputed to project land to be leased	-0-			
A-11	Capital value of project land to be retained by LPA	-0-			
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	\$ 681,300	\$	\$	
A-13	NET PROJECT COST (line 8 minus 12)	\$ 29,657,332	\$	\$	
	SHARING OF NET PROJECT COST:				
A-14	Net Project Cost of this project (from line 13)	\$ 29,657,332	\$	\$	
A-15	Net Project Cost of other projects (if any) pooled with this project	-0-			
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	29,657,332			
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool (1/3 or 1/4, as appropriate, of line 16)	9,885,777			
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool	-0-			
A-19	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$ 9,885,777	\$	\$	

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HHFA
		<input checked="" type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HHFA (c)
SHARING OF NET PROJECT COST: (Continued)				
LOCAL GRANTS-IN-AID, THIS PROJECT:				
A-20	Non-cash local grants-in-aid (from line 7)	\$13,321,620	\$	\$
A-21	Cash local grants-in-aid	-0-		
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19)	\$13,321,620	\$	\$
A-23	PROJECT CAPITAL GRANT (line 14 minus 22)	\$16,335,712	\$	\$
A-24	RELOCATION GRANT (from Form H-6220, line 21)	\$217,945	\$	\$
A-25	TOTAL FEDERAL CAPITAL GRANT (line 23 plus 24)	\$16,553,657	\$	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

LINE NO.	ITEM	ESTIMATE SUBMITTED BY LPA (a)	(Leave blank) ESTIMATE ACCEPTED BY HHFA (b)
B-1	Total cash requirements for project expenditures and Relocation Payments (line A-1 plus A-24)	\$17,234,957	\$
	Cash local grants-in-aid:		
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT	
B-2		\$0	\$
B-3		0	
B-4		0	
B-5	Real estate tax credits (from Form H-6220, line 7b)	0	
B-6	Total cash local grants-in-aid (sum of lines 2 through 5)	\$0	\$
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below	0	
B-8	Subtotal (line 6 plus 7)	\$0	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)	\$17,234,957	\$

SECTION C. FINANCING PLAN FOR CURRENT AND NEXT FISCAL YEARS

(Commencing July 1 and Ending June 30)

If project execution work will not start before the end of the next fiscal year or if a Contract for Loan and Grant has been executed, check here ☐ and leave the rest of Section C blank.

If project execution work will start during the current or next fiscal year and a Contract for Loan and Grant has not been executed, enter estimated starting date here: June 1, 1963 and complete Section C.

LINE NO.	ITEM	FROM STARTING DATE TO END OF CURRENT FISCAL YEAR, JUNE 30, 19 <u>63</u> (a)	DURING NEXT FISCAL YEAR ENDING JUNE 30, 19 <u>64</u> (b)
C-1	Amount of Project Capital Grant Payments that probably will be earned	\$ -0-	\$ 7,500,000
C-2	Amount of Relocation Grant Payments that probably will be earned.	75,000	100,000

Tentative Schedule of Short-Term Borrowings

LINE NO.	ITEM	TOTAL (a)	FEDERAL TEMPORARY LOANS (b)	NON-FEDERAL LOANS WITH FEDERAL GUARANTEE (c)	NON-FEDERAL LOANS WITHOUT FEDERAL GUARANTEE (d)
C-3	Amount to be borrowed during current fiscal year	\$ 4,000,000	\$	\$ 4,000,000	\$
C-4	Amount to be repaid during current fiscal year	-0-		-0-	
C-5	Amount outstanding at end of current fiscal year (line 3 minus 4)	4,000,000		4,000,000	
C-6	Amount to be borrowed during next fiscal year	7,000,000		7,000,000	
C-7	Amount to be repaid during next fiscal year	7,500,000		7,500,000	
C-8	Amount outstanding at end of next fiscal year (line 6 plus 7 minus 8)	3,500,000		3,500,000	

Acceptance of the estimates submitted is hereby requested.

Date

Signature of Authorized Officer

Boston Redevelopment Authority
Local Public Agency

Development Administrator
Title

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate Columns.

Date

Regional Director of Urban Renewal

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)
NONE		\$	\$
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED NET COST ACCEPTED BY HHFA (d)
SEE ATTACHED LIST	CITY OF BOSTON	\$ 28,670	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$	\$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (e)
			% (d)	AMOUNT ((c) X (d)) (e)		
Streets	City of Boston	\$ 2,234,250	90	\$ 2,025,100		\$
Parks and Playgrounds	" " "	539,500	100	539,500		
Street & park lighting	" " "	881,100	95	836,500		
High Service Water	" " "	749,850	95	711,000		
Sanitary Sewers and Storm Drains	" " "	591,900	90	528,900		
Police Signal System	" " "	18,700	50	9,350		

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (f)
			% (d)	AMOUNT ((c) X (d)) (e)		AMOUNT (g)
Fire alarm system	City of Boston	45,900	97	\$ 44,350		\$
Traffic control	City of Boston	285,500	75	214,600		
Removal & backfill of streets	City of Boston	93,500	100	93,500		
Rough grading	City of Boston	333,600	100	333,600		
Street, traffic directional signs	City of Boston	89,500	85	76,550		
MTA facilities	Metro. Trans. Auth.	151,100	95	143,000		
less: site improvements included as project expenditure				500,000		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$ 5,055,950		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (f)
			% (d)	AMOUNT ((c) X (d)) (e)		AMOUNT (g)
Court House	City of Boston	\$ 2,000,000	40	\$ 800,000		\$
Municipal Service Wing	" " "	250,000	16	40,000		
Fire Station 1	" " "	350,000	50	175,000		
Fire Station 2	" " "	350,000	12	42,000		
Schools:Elem. Humboldt	" " "	1,220,000	100	1,220,000		
Alpine	" " "	820,000	100	820,000		
Harold	" " "	1,640,000	100	1,640,000		
JHS Roosevelt	" " "	2,075,000	50	1,037,500		
Winthrop	" " "	3,300,000	20	660,000		
B	" " "	3,300,000	24	792,000		
Community Center	" " "	500,000	60	300,000		
Police Station	" " "	700,000	28	196,000		
Health Unit	" " "	400,000	50	200,000		
Library 1	" " "	370,000	35	129,500		
Library 2	" " "	370,000	50	185,000		
Local Share				\$ 8,237,000		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the land from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE
January 25, 1963

STATEMENT SUPPORTING GRANTS-IN-AID
(SCHEDULE 3) RE: PROJECT OR SITE
IMPROVEMENTS

CODE NO. R-226(2)(b)

See Project Improvements Report, Code No. R-224, for a detailed discussion of project improvements to be provided as non-cash local grants-in-aid:

Streets, see Code No. R-224(2)
Parks & Playgrounds, see R-224(3)
Street & Park Lighting, see R-224(4)
High Service Water, see R-224(5)
Sanitary Sewers & Storm Drains, see R-224(6)
Police Signal System, see R-224(7)
Fire Alarm System, see R-224(8)
Traffic Control, see R-224(9)
Removal & Backfill of Streets, R-224(10)
Rough Grading by Parcels, see R-224(11)
Street, Traffic & Directional Signs, see R-224(12)
MTA Facilities, R-224(13)

Of the \$5,555,950 total amount of project or site improvements required to carry out the urban renewal plan and chargeable to the project, \$500,000 will be charged to Item 1 of Gross Project Cost in accordance with the staging plan that is finally selected among a number of alternative staging plans. (See Form H-6220, Project or Site Improvements Charged as Project Expenditures.) Thus, project or site improvements claimed as non-cash local grants-in-aid are equal to \$5,055,950.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

WASHINGTON PARK URBAN RENEWAL

PROJECT NUMBER

MASS. NO. R-24

00711

1

INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HHFA. Submit original and 4 copies in Binder 1. and copies in Binders No. 2, 3, 4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HHFA.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____

Latest Approved Budget (No. _____), _____

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR MONTHS	APPROVED
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$	\$	\$ 960,000	\$
2	PROJECT EXECUTION EXPENDITURES:				
	Administration:				
	a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)			795,900	
	b. Travel (R 1410.05)			10,000	
3	Office furniture and equipment (R 1475)			0	
4	Legal services (R 1410.024, R 1415)			140,800	
5	Survey and planning (R 1410.021, R 1430)			202,000	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)			229,350	
7a	Temporary operation of acquired property- Profit (-) or Loss (+) (R 1410.027, R 1448)			(-) 143,216	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[]	[]	[0]	[]
8	Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443)			505,000	
9	Site clearance-Proceeds (-) or Cost (+) (R 1410.025, R 1450)			1,199,375	
10	Project or site improvements (R 1410.026, R 1455)			593,125	
11	Disposal, lease, retention costs (R 1410.028, R 1445)			100,000	
12	Rehabilitation and conservation (R 1410.029, R 1460)			538,200	
13	Interest (R 1420.013, R 1420.02)			450,000	
14	Other income (-) (R 1449)	(-)		(200,000)	(-)

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 8 and 12.

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR _____ MONTHS (c)	
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		BUDGET APPROVED _____ MONTHS (d)
15	Subtotal (sum of Lines 2 through 14, excluding Line 7b)	\$	\$	\$ 4,420,534	\$
16	Contingencies (for Column (c), not to exceed 15% of Line 15)			408,500	
17	Real estate purchases (R 1440.01)			11,121,000	
18	Project inspection (R 1418)			106,978	
19	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 15, 16, 17, and 18)			16,057,012	
20	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 19)	\$	\$	\$ 17,017,012	\$
21	Relocation Payments 100% reimbursable to LPA (R 1501)	\$	\$	\$ 217,945	\$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Boston Redevelopment Authority
Local Public Agency

Date

Signature of Authorized Officer

Development Administrator
Title

HHFA APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED
TO ITEM 1 OF GROSS PROJECT COST

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT LOCALITY

BOSTON, MASSACHUSETTS

PROJECT NAME

WASHINGTON PARK

URBAN RENEWAL AREA

PROJECT NUMBER

MASS. B-24

DATA SUPPORTING PROJECT EXPENDITURES BUDGET

INSTRUCTIONS: Prepare original and 4 copies for HHFA. If part of an initial or amandatory application, submit original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5. If not part of an application, do not submit in binders.

Accompanies Form H-6220 dated January 25, 1963, 1963.

H-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION*	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)		
1	R 1401; R 1403; R 1404;	SURVEY AND PLANNING EXPENDITURES				
		Total estimated survey and planning costs other than interest	\$ 925,000			
	R 1420.011; R 1420.012	Interest on Federal advances	35,000			
	R 1420.02	Interest on other borrowed funds	0			
		LINE 1 TOTAL	\$ 960,000			
2 3 4		ADMINISTRATION OFFICE FURNITURE AND EQUIPMENT LEGAL SERVICES				
		Entries on these lines of Form H-6220 shall be supported by a narrative statement explaining the cost estimates and the basis of any proration of the costs to this project.				
5		SURVEY AND PLANNING				
		Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHFA approval for such work in the project execution stage.		202,000		
6	R 1410.022	ACQUISITION EXPENSES LPA salaries and wages - Acquisition (from Form H-630)	\$ 16,200			
	R 1440.02	Contracts for acquisition appraisals	85,000			
	R 1440.03	Option negotiations	49,950			
	R 1440.04	Title information (includes property line surveys)	73,200			
	R 1440.05	Sundry acquisition costs - Direct Purchase	2,000			
	R 1440.06	Sundry acquisition costs - Condemnation	3,000			
		LINE 6 TOTAL	\$ 228,350			
7a		TEMPORARY OPERATION OF ACQUIRED PROPERTY				
	R 1410.027	LPA salaries and wages - Management (from Form H-630)	\$ 127,000			
	R 1448.01	Gross income from temporary operation	(-) 3,390,120			
		CLASS OF LESSEE	NO. OF PROPERTIES	AVERAGE RENTAL	UNIT MOS. OF MGMT.	TOTAL INCOME
		Residential	2,252	\$ 35	24	\$ 2,972,640
		Commercial	225	70	24	378,000
		Industrial	6	100	24	14,400
		Institutional	19	55	24	25,080

* For a project on a three-fourths capital grant basis, enter zero on lines 1 through 6 and 12.

H-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
7a (Cont'd)		TEMPORARY OPERATION OF ACQUIRED PROPERTY (Cont'd.)		
R 1448.031:		Repairs and normal maintenance: janitorial wages and		
R 1448.032:		supplies and watchmen wages; fuel, light, power; sewerage		
R 1448.033:		and water rentals		
R 1448.035			\$1,635,648	
R 1448.034		Insurance	82,000	
R 1448.036		Real estate tax payments	1,384,176	
R 1448.037		Management contracts	0	
R 1448.038		Charges in lieu of real estate taxes	0	
R 1448.039		Temporary on-site moves	8,000	
		LINE 7a TOTAL (R1448.01 minus other amounts; if income exceeds costs, show as minus amount)		\$(-) 143,216
8		RELOCATION COSTS, EXCLUDING RELOCATION PAYMENTS SHOWN ON LINE 2d		
R 1410.023		LPA salaries and wages - Relocation (from Form H-630)	\$ 505,000	
R 1443.01		Contracts for relocation planning and execution		
		LINE 8 TOTAL		\$ 505,000
9		SITE CLEARANCE		
R 1410.025		LPA salaries and wages - Site Clearance (from Form H-630)	\$ 14,375	
R 1450		Contracts for preparation of contract documents	0	
		Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts	(-) 135,000	
		Buildings and other structures	()	
		Sidewalks and pavements	()	
		Copping of utility lines	()	
			()	
		(Minus) Total credits for salvage and structures sold, if work will be done by LPA force account or if such credits are calculated separately for contract work	(-)	
		Site clearance work will be performed by <input type="checkbox"/> LPA force account <input type="checkbox"/> Contract		
		Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.		
		LINE 9 TOTAL		\$ 1,399,000
10		PROJECT IMPROVEMENTS		
R 1410.026		LPA salaries and wages - Project Improvements (from Form H-630)	\$ 43,125	
R 1455		Contracts for preparation of contract documents	50,000	
		Project Improvements (from Form H-6220, Supporting Schedule)	500,000	
		Attach a narrative statement giving the sources and basis of estimates of project improvements, or referring to such data in the accompanying Project Improvements Report.		
		LINE 10 TOTAL		\$ 1,093,125

	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGED TO BUDGET
		(a)	
11		DISPOSAL, LEASE, RETENTION COSTS	
	R 1410.028	LPA salaries and wages - Disposition (from Form H-630)	\$ 64,000
	R 1445.01	Disposition appraisals, boundary surveys, and maps	33,000
	R 1445.02	Commissions and fees	3,000
	R 1445.03	Sundry disposition costs	-0-
		LINE 11 TOTAL	\$ 100,000
12		REHABILITATION AND CONSERVATION	
	R 1410.029	LPA salaries and wages - Rehabilitation and Conservation (from Form H-630)	\$ 387,000
	R 1460	Contracts for technical and administrative services for rehabilitation and conservation program	151,200
	Attach a narrative statement giving the sources and basis of estimates of the above amounts.		
		LINE 12 TOTAL	\$ 538,200
13		INTEREST	
	Attach a narrative statement giving the sources and basis of estimates of interest costs.		
14		OTHER INCOME	
	R 1449	Source of LPA income other than covered in Line 7a or 9	\$
		LINE 14 TOTAL	
17		REAL ESTATE PURCHASES	
	Attach a narrative statement giving a justification for the estimate for real estate purchases, including reference to appraisal reports and breakdown of estimated acquisition cost showing separately estimates for project land and compensation for consequential damage, if any, to real or personal property that is not to be acquired. Also include a schedule showing, on a quarterly basis, the proposed land acquisition activity for each segment of the project.		
21	R 1501	RELOCATION PAYMENTS 100% REIMBURSABLE TO LPA	
		CLASS OF PAYEE	ESTIMATED NUMBER TO RECEIVE PAYMENTS
			ESTIMATED AVERAGE AMOUNT
			ESTIMATED TOTAL PAYMENTS
		Individuals	563
			\$ 40
			\$ 22,520
		Families	1,689
			75
			126,675
		Business Concerns	250
			275
			68,750
		LINE 21 TOTAL	\$ 317,945

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:
January 25, 1963

NARRATIVE ACCOMPANYING DATA SUPPORTING
PROJECT EXPENDITURES BUDGET, FORM H-6121 CODE NO. R-226(6)

This budget covers the early land acquisition period and the conventional project execution period. It is assumed that four years are required to carry out project execution, including the early land acquisition stage. The starting date is December 1962, and the termination date is December 1966.

1. Total Survey and Planning Expenditures. \$960,000

R1401, Survey and Planning Costs

It is estimated that survey and planning expenditures and encumbrances as of July 1, 1963, when the conventional project execution stage begins, will be \$825,000, including interest costs of \$25,000.

R1403, General Neighborhood Renewal Plan Costs

The Washington Park Urban Renewal Area is the first project to be undertaken within the Roxbury-North Dorchester GNRP (Mass.R-50). The contract for advance for the Roxbury-North Dorchester GNRP is for \$129,800. In accordance with the Urban Renewal Manual, Section 43-4, the advance for the GNRP is to be

repaid out of funds which become available for the first urban renewal project in the plan area. Total cost of the advance for the GNRP are estimated at \$135,000, including interest.

2A. Administration

\$795,900

a. R1410.01, Salaries, Form H-630, \$440,500

b. R1410.19, Sundry Overhead:

Pro rata share of central administration overhead costs for the entire Authority operation is \$276,700; ten per cent of this amount is allocated to the Washington Park budget, or \$27,600; assuming four years for carrying out project execution, pro rata share of central administration is \$110,400.

This account also includes sundry overhead costs directly chargeable to project activities (rental of office equipment, blueprinting, reproduction of maps, etc.): Per annum cost is estimated at \$5,000; assuming four years for carrying out project execution, project sundry overhead costs is \$20,000.

The cost of remodeling and renovating a building in the project area for use as a site office, included in the approved Project Expenditures Budget for the early land acquisition activities, is also incorporated into this account: \$50,000.

Total cost of Sundry Overhead is summarized as follows:

central administration overhead	\$110,400
project overhead	20,000
site office	<u>50,000</u>
Total	<u>\$180,400</u>

c. R1410.16, Publications

Washington Park Project is primarily a rehabilitation effort and communications with the public are critical. It is anticipated that during the project execution period, two brochures, numerous pamphlets, leaflets and newsletters will be distributed to the residents and property owners of the project area. \$20,000 is budgeted for publication during the four year project execution period.

d. R1410.09, Retirement Contribution

Retirement contribution is calculated by taking 8 per cent of total estimated salaries to be paid during the project execution period. Retirement contribution cost is \$155,000.

2B. R1410.05, Travel \$10,000

Auto mileage and miscellaneous travel costs during the four year project execution period are estimated at \$2,500 per year, or a total cost of \$10,000.

3. R1475, Office Furniture and equipment -0-

Office furniture and equipment costs are incorporated into central administration overhead costs, R1410.19

4. R1415, Legal Services \$140,800

a. R1410.024, salaries, see Form H-630, \$28,800

b. R1415.03, Acquisition-Condernnation

It is assumed that approximately 20 per cent of the parcels to be acquired will require litigation. On the basis of past experience, it is assumed that each case will require counsel

to spend three days in court at \$150 per day, 1 half day for preparation at \$75, three hours waiting time at \$10 per hour, or \$30. and miscellaneous expenses of \$5, for a total average cost per case of \$560. Total cost for settling all land damage cases requiring litigation is \$112,000.

5. R1430, Survey and Planning \$202,000

Since the Washington Park Urban Renewal Area is a rehabilitation and conservation project, considerable planning and design review work will have to be undertaken during the project execution period. Detailed area planning and programming and design review will have to be done in order to ensure that the general provisions of the Urban Renewal Plan document are carried out. This budget item is made up entirely of account R1410.021, as given on Form H-630.

6. Acquisition Expenses \$209,350

- a. R1410.022, Salaries, see Form H-630, \$16,200
- b. R1440.02, 425 first acquisition appraisals @ \$100,
or \$42,500
- c. R1440.02, 425 second acquisition appraisals @ \$100,
or \$42,500
- d. R1440.03, option negotiation services @ \$134, for 375
parcels or, \$49,950
- e. R1440.04, title information for 380 parcels @ \$140,
or \$53,200

2

f. R1440.05, sundry acquisition costs--direct purchase:

\$2,000

g. R1440.06, sundry acquisition costs--condemnation: \$3,000

7A. R1448, Temporary operation of acquired property \$156,304

a. R1410.027, Salaries, see Form H-630, \$127,000

b. R1448.01, Gross income for temporary operations,

\$3,090,600

c. R1448.03, Repairs and normal maintenance costs are estimated on the basis of experience in other redevelopment projects in Boston; a per-unit month cost was calculated and adjusted for differences in the Washington Park Urban Renewal Area, resulting in a total cost of \$1,635,648. This estimate includes janitorial wages and supplies, watchman wages, fuel, lighting, power, sewerage and water rentals.

d. R1448.034, Insurance. On the basis of actual bids received for insuring properties in the Washington Park early land acquisition clearance section tracts, insurance to cover the properties to be acquired during the project execution stage is estimated at \$82,080.

e. R1448.036, Real Estate Tax Payments. Real estate tax payments are calculated on the basis of taxable improved property in BRA possession as of the beginning of each year and when the tax rolls are developed. Carrying the calculations through the project execution period, real estate tax payments are \$1,394,176.

f. R1448.039, Temporary on-site move: 100 moves at \$80
or \$8,000

8. R1443, Relocation \$505,000

A. R1410.023, Salaries, see Form H-630, \$505,000

9. R1450, Site Clearance \$1,398,575

a. R1410.025, Salaries, see Form H-630, \$14,375

b. R1480.02, Demolition of structures: 1,538 structures
@ \$900 or \$1,384,200

10. R1455, Project or site improvements \$568,125

a. R1410.026, Salaries, see Form H-630, \$43,125

b. R1480.03, Project improvements to be included in this
budget will be based upon project improvements required for
1963 in accordance with the staging plan worked out by the
staff. Amount budgeted for project improvements in this bud-
get is \$500,000.

c. R1435, Contracts for preparation of working drawings,
specifications, and contract documents for project improvements.
On the basis of experience in other renewal projects in Boston,
it is estimated that the cost of these preparations will average
about 5% of the cost of project improvements: $.05 \times 500,000$,
\$25,000.

11. R1445, Disposal, Lease and Retention Costs \$100,000

a. R1410.028, see Form H-630 \$64,000

b. R1445.01, disposition appraisals are estimated to cost

\$8,000, as based on the cost of first re-use appraisals; physical surveys and marking of the boundaries of the project area with the costs of preparing disposal maps and parcel plats are estimated to cost \$25,000 as based on experience in other renewal projects in Boston. Total cost \$33,000.

c. R1445.02, Cost of commission and fees, \$3,000

12. R1463, Rehabilitation \$538,200

a. R1410.029, Salaries, see form H-630, \$387,000

b. R1460, net cost of rehabilitation demonstration; for detailed documentation, (see Code No. R-221, Item H for detailed documentation):

cost of acquisition \$133,200

cost of rehabilitation 168,000

Total cost 301,200

Less: Proceeds for

sale of properties 150,000

Net cost of rehab.
demo. \$151,200

13. Interest \$450,000

R1420.013, Interest costs are based on the calculations

given in the following table:

<u>Year</u>	<u>New</u>	<u>Outstanding</u>	<u>Rate</u>	<u>Interest</u>	<u>Deposits into Fund</u>
Jan. to Dec.					
1963	\$6,000,000	\$6,000,000	1.6%	\$ 96,000	\$4,222,000
1964	7,000,000	8,778,000	1.6	140,000	4,834,000
1965	2,700,000	6,644,000	1.6	106,000	1,861,000
1966	2,000,000	6,783,000	1.6	108,000	1,489,000

17. R1440 Real Estate Purchases

\$11,121,000

On the basis of the relationship of fair market value to assessed valuation, as calculated from first acquisition appraisals made on over half the properties to be acquired in the project area, real estate acquisition costs are estimated at \$11,121,000.





Edward J. Logue
Development Administrator

Boston Redevelopment Authority
City Hall Annex
Boston 8, Mass.

March 29, 1963

Mr. Charles J. Horan
Regional Director of Urban Renewal
Region I
U.S. Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re: Project No. Mass. R-24 / Transmittal of Supplementary Material
Application for Loan and Grant
Washington Park Urban Renewal Area

Dear Mr. Horan:

Supplementary materials requested by the regional staff
are transmitted herewith. These materials include:

- (1) Additional documentation for information set forth
in the Project Area Report and the Urban Renewal
Plan.
- (2) Amended justifications for credits claimed in
Supporting Schedule 4 of Form H-6200: "Project
Cost Estimate and Financing Plan".

I trust that the enclosed materials are satisfactory and,
therefore, that all documentation required for your review of
the Application for Loan and Grant for the Washington Park Ur-
ban Renewal Area is complete, except for some first acquisition
appraisals, which you have agreed to waive at this time.

Sincerely,

Boston, Massachusetts
Washington Park
Part I of Loan and Grant

Reply to MHA Comments 73: R-24 Planning and Financing

I. Code No. R-212: Project Area Report

1. The tract of land owned by the Metropolitan Transit Authority (M.T.A.) is included in the project in order to directly or indirectly fulfill objectives of the Urban Renewal Plan as follows:

- a. to insure the availability of a large relocation housing resource, presumably within the project's execution period, as soon as the M.T.A. is able to implement its decision to dispose of the garage and repair facility.
- b. to permit continuance of the garage and repair facility as needed by the M.T.A. to facilitate the operation of mass transit vehicles in the Roxbury-North Dorchester CMRP and the city.
- c. to preclude the establishment, through change of ownership and land use, of a business enterprise incompatible with land use objectives of the Washington Park Urban Renewal Plan by establishment of land use and development controls on the tract of land in the Urban Renewal Plan.

Acquisition, clearance and reuse for relocation housing under the terms of the Urban Renewal Plan, therefore, is contingent upon relocation of the M.T.A. yard facility in a manner consistent with maintenance of a high standard of mass transit service.

2. Additional clearance of "significant clusters" of sub-standard buildings warranting clearance is not proposed for the following reasons:

- a. The Washington Park project is primarily a rehabilitation project which a firm commitment to minimizing clearance. The substandardness of a structure is not necessarily conclusive with respect to the feasibility of rehabilitation. Where clearance is not necessary to accomplish community facility objectives, treatment decisions favored deferralment of clearance pending implementation of a rehabilitation program on a subarea basis.

- b. With the exception of Elbert Street, where the plan proposes acquisition and clearance, substandardness of structures is not accompanied by slum and decadent conditions to a degree that early clearance is imperative in order to accomplish rehabilitation objectives in the neighborhood.
- c. In a rehabilitation program developed in close association with the community, and particularly a predominantly non-white community, the potential benefits of clearance in accordance with strict physical criteria must be weighed against considerations of the overall impact and scale of relocation of which the community can be reasonably expected to absorb and without ensuing demoralization.

II. Code No. R-213: Urban Renewal Plan

Specific uses of mixed uses and scattered non-residential uses in the following locations:

- a. Walnut near Rockland: A funeral home in an extremely attractive building and landscaped in a manner which is a neighborhood amenity.
- b. Warren and Cheney-Georgia-Crawford: the "Grove Hall" commercial area, a district-serving retail center, proposed for retention in the Preliminary GMRP Land Use Plan (see Exhibit J: Map 10).
- c. Humboldt between Homestead and Crawford: a local retail center proposed in the plan to be reinforced by the provision of off-street parking and the corner of Ruthven Street and Humboldt Avenue (see sites F-7 and F-8).
- d. Washington and Townsend Street: A gas station which in effect will form a part of a local shopping center facility proposed for development on site F-3. Buffering between the gas station and abutting residential uses will be secured by implementation of Section 807, item G of the Urban Renewal Plan.
- e. Townsend and Walnut: A nursing home which through recent additions, improvements and attention to maintenance is an asset to the neighborhood.

- f. Humboldt and Monroe and northward to new east-west road: Professional office and service uses compatible with the structures housing them and suitable to remain on an important local thoroughfare.
- g. Waumbeck and Warren: Part of the so-called "Elm Hill" shopping center consisting of a dozen local retail stores which serve the immediate neighborhood as well as traffic on Warren Street.
- h. Waumbeck and Humboldt: several local shops, including a drug store and variety store, in a detached masonry structure. Stores serve a convenience shopping function.
- i. Howland and Humboldt: a nursing home compatible with its environs and in an appropriate location fronting on Humboldt Avenue.
- j. Howland and Elm Hill: a small nursing home compatible with its environs.
- k. Warren near Elm Hill: part of the "Elm Hill" shopping center (see g. above).
- l. Crawford and Elm Hill: A nursery home facility compatible with its environs.
- m. Blue Hill and Cheney: part of the "Grove Hall" shopping center (see b. above).
- n. Humboldt and Seaver: a gas station in an appropriate location at the intersection of a major and secondary street. Buffering will be secured as in d. above.
- o. Ruthven and Harold: Local convenience retail stores, not provided for in the Proposed Zoning Plan (see Exhibit I-Map 9), utilizing zoning as a device to secure gradual elimination.
- p. Industrial areas:
 - (1) Walnut Park and Washington: non-nuisance heavy commercial and wholesaling establishments appropriate to the location in terms of proposed arterial street pattern (Columbus Avenue, Washington Street), and Preliminary Proposed Land Use Plan for the GMRP. Plan provides reuse sites for

off-street parking (see G-3, G-4, and G-5) to ensure adequacy of parking as a neighborhood rehabilitation objective. Buffering between these non-residential uses and abutting residential uses will be secured by implementation of Section 807, item G of the Urban Renewal Plan

(2) Westminster and Washington: Same as (1) above.

2. Street improvements as per the Plan:

- a. Widening of the right-of-way of Warren Street near St. James Street can best be accomplished by acquisition of properties along the easterly line of Warren Street. Widening the east side of the street would result in a more desirable curve radius than would widening on the westerly side of the street. Since the preferred widening would take place on the non-project side of Warren Street, acquisition of the two odd-numbered structures on Warren Street is not proposed in the Plan.
- b. As indicated in the Traffic and Circulation Plan, Roxbury CNRP Area, March, 1963, Wilbur Smith Associates, future widening of Warren Street is proposed on the non-project side of Warren Street between Deakard Street and Blue Hill Avenue. Such future widening is not indicated in the Proposed Land Use Plan which only reflects actions to be implemented in accordance with the Urban Renewal Plan.
- c. Washington Street need not and should not be widened prior to removal of the elevated line according to the aforesaid Traffic and Circulation Plan.

In conjunction with removal of the elevated, the street can be widened to a 100' right-of-way, primarily on the west side of the street in conjunction with subsequent urban renewal action.

A future widening line is not indicated on the Proposed Land Use Plan for the same reason as in b. above.

- d. Dennison Street terminates at a parking facility of the Jewish Memorial Hospital which provides an adequate turn-around for vehicles. In the process of local rehabilitation design, a final determination will be made with respect to the desirability of a turn-around of this street.

- e. The project Improvements Report indicates in sufficient detail the design of project improvements as they conform to local standards.

3. Plan Controls for Disposition Parcels.

The new zoning code is not in effect. When adopted the new zoning code will be modified to reflect land use and building controls in the Urban Renewal Plan. The zoning classifications for this project will be delineated in conformance with plan controls.

Explanation of Plan controls:

- a. The type of "housing" possible within each of the reuse parcels covers a wide range and the intention of the plan is to in no way delimit this range of possibilities by specifying particular housing types. For this purpose, height and density are sufficient to define the appropriate type of housing. Type of occupancy, in general, will conform to the 221D3 housing program.
- b. Front, side and rear yard setbacks deliberately are left flexible within the limits of the zoning code and, indirectly, within the limits set by FHA minimum property requirement. The only instances of residential or other reuses where it was considered essential to establish strict setback controls are on Warren Street, Washington Street and the proposed crosstown boulevard.
- c. The function of establishing a minimum lot size control, namely to prevent crowding of structures or units on the land, is even more strictly in the Plan by floor area ratio controls.
- d. The new zoning ordinance, as indicated above, will be altered at the time of adoption to reflect Plan controls.
- e. The 70-foot setback on Washington Street is intended to permit future widening to a minimum of 100 feet right-of-way and possibly more to facilitate opportunities to develop significant technological advances in rapid transit during the remainder of this century.
- f. "Retail trade" is adequately circumscribed under types of uses permitted by the proposed zone district classifications for these reuse sites. The new zoning ordi-

nance also will be quite adequate to define permitted types of uses.

- g. "Shopping Center" as per f. above.
- h. "Industrial" as per f. above.
- i. "Commercial" as per f. above.
- j. The parking control for the housing use in Parcel D is a typographical error which should read (2), which refers to off-street parking space for public elderly housing units: 0.2 parking spaces per dwelling unit.
- k. The combinations of F.A.R.'s, maximum building height, and parking ratios for housing reuses of Parcels E, F-1, and I-1 and I-4 constitute translation into controls of specific design concepts for these sites involving a combination of a limited number of high-rise structures for elderly occupancy and the remainder of low-rise, moderate density (22LD3) housing. This type of development is considered economically feasible, socially desirable and architecturally sound.
- l. Design review requirements of the Plan are considered sufficient to insure adequate screening of an appropriate type between proposed non-residential and residential uses.
- m. Parcels S-1 through S-17 probably will not be disposed of for building purposes, but rather, as in the instance of residential reuse, for resubdivision to enlarge existing lots for specific uses ancillary to the primary uses. In the instances of rights-of-way adjustments, of course, building controls are unnecessary.
- n. Off-street loading controls are designed to be flexible in order to allow for a wide range of alternate demands by types of users. Loading controls were developed by project staff in conjunction with Larry Smith & Assoc. in accordance with the following approach: the redeveloper must demonstrate to the BRA that off-street loading provided in the redeveloper's proposal is sufficient to meet the operational demands of the user; in lieu of such demonstration and, implicitly, as a standard for evaluation, the Plan stipulates a control

which in fact is a restrictive as the new zoning code.

4. Decisions with respect to spot clearance treatment to achieve plan objectives in most instances have been deferred pending micro-rehabilitation design analysis and building inspections. The rationale for deferment of such decisions is as follows:

- a) off-street parking is a desirable for all sections of the project area.
- b) off-street parking can be provided either on existing properties by owners themselves or on separate lots by owners jointly or by a public parking authority.
- c) the amount, locations, and type of off-street parking facilities will depend upon 1) the number of units rehabilitated in a given section, 2) the number of on-property parking spaces that can be provided by owners, and 3) the function of the street, and other factors.

In order to avoid arbitrary and premature decisions on local neighborhood off-street parking, and to apply these factors simultaneously with the rehabilitation program, spot clearance for small scale residential off-street parking is not shown in the Plan.

5. Section 603: Properties Not to be Acquired

If and when the "Bartlett Street Garage" property is to be devoted to a use other than housing, controls for such alternate uses will be formulated by the Redevelopment Authority, consistent with objectives of the Urban Renewal Plan, subjected to reviews and approvals as necessary, and incorporated in conveyance of the property.

6. Section 808: Rehabilitation Standards

The provisions of Section 808 in effect stipulate the same meaning as suggesting by the rewording:

That the BRA may grant waivers for non-conforming building and site conditions where compliance with Section 808 is infeasible and non-compliance will not adversely affect Plan objectives, but that such waivers shall not be granted for non-conforming land use. The intent of the wording is carried by the phrase "as distinct from non-conforming land use."

7. Section 902: Identification of Districts

The reference in this section to "Chapter 565 of the Acts of 1956" is a typographical error which should read "Chapter 665 of the Acts of 1956."

a. Parks and Playgrounds

See Exhibit 1

The project claims 100% credit for all proposed parks and playgrounds. The service areas of these facilities, as indicated on the accompanying Exhibit 1, all are within the project boundaries. The service areas of adjacent parks and playgrounds of the same character have not as yet been determined. However, service areas of parks and playgrounds of the same character by definition will not cross major streets such as Warren Street, Blue Hill Avenue, Columbus Avenue and Seaver Street, Washington Street and Dudley Street since these facilities will be exclusively local neighborhood facilities.

Playgrounds contiguous to existing and proposed elementary schools are intended to serve areas coterminous with the boundaries of elementary school service areas (see Exhibits 1 and 2). The proposed playground in Washington Park (3.5 acres) is intended to serve the elementary school created by the conversion of Lewis Junior High School.

The addition to Washington Park (1.5 acres) in effect constitutes a partial replacement for a larger portion of the park facility to be converted to palyground and playfield use. Washington Park historically has served the neighborhood east of Washington Street and west of Warren Street, i.e., the project area. That part of Washington Park to be devoted to passive recreation, including the proposed 1.5 acre addition, will be reduced in size to approximately 6 acres, and is intended to continue serving primarily a local neighborhood population. Based on the APHA standard of approximately 1.5 acres of park for each 2,000 persons and .5 acres for each 1,000 added population, the park would serve about 11,000 persons, or approximately the projected population between St. James Street and Monroe Street in the project area.

Justification for Playground Facilities

(1) Playground Standard, General Plan of Boston, 1950, National Recreation Association standard adapted to the Boston Area): 222 square feet per elementary school-age child (see R-212 (3A) p. 9 of 10).

(2) Total projected number of elementary school age children in project area*, 1968: 4,205

*Not including Notre Dame Academy.

(3) Total required playground area based on (1) above:
933,510 square feet or 21.4 acres within the project area.

(4) Total proposed playground area:	<u>Acres</u>
a) Circuit Street (within site I-2)	2.75
b) Within Washington Park	3.50
c) Humboldt and Waumbeck (within site I-2)	2.00
d) Homestead and Harold (within site I-6)	2.50
e) Adjacent to Ellis School	<u>1.75</u>
Total Proposed	12.50
Existing Facilities	2.60
Total Playground Facilities	15.10

In relation to the need as indicated in (3) above, total playground facilities are not in excess of requirements.

(5) The basic principle of Boston's capital improvements program is that new playground facilities shall be developed in conjunction with and adjacent to school buildings. This policy should achieve the most efficient utilization of play space and whatever economy is consistent with adequate fulfillment of needs.

The playground therefore is designed to service both in-school recreation and physical education programs and out-of-school recreation both organized and individualistic. The playground adjacent an elementary K-5 school serves an area coterminous with the attendance area of the school and a child population generally from 5-10 years of age.

Design facilities of the proposed playgrounds reflect this policy of the capital improvements program. There are no field house structures as the school building will serve this function. General amenities and appurtenances will consist of drinking fountains, tree planting and landscaping for buffering and visual attractiveness where desirable, necessary fencing, drainage, benches for interested adults and so forth. The playground itself will consist of both hard-surfaced areas and turf.

Roughly two-thirds of the space will be in turf. This space will provide for seasonal activities such as kickball, softball, Little League baseball, tag football or soccer, relays and general "running around" recreation. The hard surface will be more organized with areas laid out and fitted for volleyball, dodgeball, scaled down basketball, and tennis, areas for hopscotch, jump rope, other games in circles or squares with painted lines. Approximately 25% of the area will be set aside for

for apparatus, with area for younger children separated from that for older ones (3 years and up). It is intended that this apparatus for climbing, crawling, swinging and so forth will be imaginatively designed so as to hopefully call for the inventiveness of the children in devising their own uses for it.

Justification for Park Facilities

(1) Park Standard applied to project area (American Public Health Association): 1.5 acres for 2,000 population or less with an additional .5 acres for each 1,000 added population.

(2) Total projected population in project area*, 1968: 29,216

(3) Total required park area based on (1) above: 15.0 acres

(4) Total proposed park area: 1

	<u>Acres</u>
a) Townsend and Humboldt	1.00
b) Harold and Humboldt	3.00
c) St. James Street	0.50
d) Dale and Walnut	0.25
e) Net addition to Washington Park	0.00**
Total Proposed	4.75
Existing Facilities (11.2-1.5* acres)	<u>10.97</u>
Total Park Facilities	15.72

In relation to the need as indicated in (3) above, total park facilities are not in excess of requirements.

Discrepancy between letter from Parks and Recreation Department and E-6200--Schedule 3.

The letter of intent signed by the Parks and Recreation Commissioner signifies intentions to spend \$745,000 estimated within Washington Park.

This includes:

¹The park facility originally proposed at Washington and Cobden Streets is not in the final Urban Renewal Plan.

*Not including Notre Dame Academy.

**Passive park area of 1.5 acres is proposed to be converted to part of an active recreation area. (i.e. playground facility) of 1.5 acres.

a. Parks and Plazas	520,000
b. Playgrounds	225,000

An alteration of The Plan, not reflected in the latter, eliminates the proposed park facility at Cobden and Washington Streets @ \$20,000, for an altered total as shown below.

a. St. James Park	140,000
Dale and Walnut Park	20,000
Townsend and Humboldt Plaza	80,000
Crawford Street Park	240,000
Washington Park Addition	<u>120,000</u>
	\$500,000
b. Washington Park Playground	150,000
Alpine-Circuit Playground	17,500
Humboldt-Waunbeck Playground	17,500
Ellis Playground	17,500
Homestead-Harold Playground	17,500
Elm Hill Tot Lot	2,500
Walnut Park Tot Lot	<u>2,500</u>
	\$225,000

"Plazas" vis-a-vis "Parks"

In the designation of park facilities, the terms "plaza" and "park" can be used interchangeably except for subtle differences in final design which need not be reflected in present cost estimates.

B. Community Center (See Exhibit 5)

(1) Washington Park Community Center

1960 Census Total Population of Service District	22,703
Less 1960 Census Project Population	<u>10,579</u>
1960 Census Population Outside Project	12,124
Plus 1968 Estimated Project Population	<u>10,800</u>
	22,924

12,124 ÷ 3.5 persons/DU = 3,464 Families Outside Project
10,800 ÷ 3.8 persons/DU = 2,842 Project Families

Percentage Credit 45.1%

\$500,000 X 45% = \$225,000 credit claimed

(2) Roosevelt Community Center, Egleston Square

a. 1960 Census Total Population of Service District	24,175
Less 1960 Census Project Portion	<u>-15,343</u>
1960 Population Outside Project	8,832
Plus 1968 Project Estimated Population	<u>+18,416</u>
	27,243

b. 8,832 ÷ 3.5 persons/DU** = 2,523 Families
18,416 ÷ 3.8 persons/DU** = 4846 families
7369 Total Families

Percentage Credit 66%

*For determination of cash credit, see Roosevelt Junior High School, E(2).

**Estimated Project Density in 1968

C(1) Roxbury District Courthouse (See Exhibit 6)

Justification as to families served

1960 Census Total Population of District	132,370
Less 1960 Census Project Population	25,922
1960 Population Outside Project	106,448
Plus 1968 Estimated Project Population	<u>29,216</u>
	135,664

106,448 ÷ 3.2 persons/DU = 33,265 Families outside project
29,216 ÷ 3.8 persons/DU = <u>7,688</u> Project families
40,953 Total families

Percentage Credit 18.8%

\$2,000,000 X 18.8% = \$376,000 credit claimed

C(2) Municipal Services Wing (See Exhibit 7)

Justification as to families served

(a)	1960 Census Total Population of Proposed Service Area	148,936
	Less 1960 Census Project Population	<u>25,922</u>
	1960 Population Outside Project	123,014
	Plus 1968 Estimated Project Population	<u>29,216</u>
		152,230

123,014 ÷ 3.2 persons/DU = 38,442 Families Outside Project
29,216 ÷ 3.8 persons/DU = 7,688 Project Families
46,130 Total Families

Percentage Credit 16.66%

\$250,000 X 16.7% = \$41,750 credit claimed

(b) Functions

Boston's capital improvements program for 1963-1975 proposes to provide three municipal services buildings. Their function will be to bring to the city's neighborhoods the decentralized office operations of those city agencies which have continuous or intermittent close contact with the public.

Among the agencies in this category are the new office of neighborhood improvement, welfare department, department of veterans service, the Redevelopment Authority, the collector-treasurer and even related private bodies such as Action for Boston Community Development.

Permanent district office space for supervisory and staff services to several local operating units in the area would be available to departments; health, and parks and recreation for example. Intermittent field offices for operations of short direction would be available as will various meeting rooms for public hearings, routine and special meetings of state and city agencies which for convenience to the public ought to be held in the neighborhood.

Three such municipal service facilities are proposed, serving the districts roughly of Roxbury, Dorchester and West Roxbury-Hyde Park as shown on the enclosed map. The remainder of the city would be served by City Hall.

The Roxbury facility will be the first of these and is proposed as a wing on the new courthouse. This provides maximum flexibility in the future for functions housed in each section.

D. Fire Stations

The Washington Park area is served by fire stations outside its boundaries. The workload of the Fire Department is greater in the Washington Park Urban Renewal Area than in other parts of Boston. While this workload is expected to decline as the urban renewal plan is executed, there is a definite need for modern fire-fighting facilities in and around the Washington Park area. Accordingly, the Fire Department plans to construct two new fire stations to serve the Washington Park area. These stations will be located just outside the renewal area's boundaries.

Fire Station 1, will have a service area of approximately 800 acres, including 400 acres in the Washington Park Urban Renewal Area. Relative benefit to the project area is determined as follows:

$$400/800 \times \$350,000 = \$175,000 \text{ Credit Claimed}$$

Fire Station 2, will have a service area of about 800 acres, including 80 acres in the Washington Park Urban Renewal Area. Relative benefit to the project area is determined as follows:

$$80/800 \times \$350,000 = \$35,000 \text{ Credit Claimed}$$

E. Schools

Exhibit 2

Exhibit 3

Exhibit 4

Attached herewith are statistical justifications for proposed school facilities and an accompanying set of maps indicating a) the basis for estimating elementary and junior high school population served by the facilities under consideration in the Washington Park Urban Renewal Plan, and b) the service areas of these facilities as well as service areas of adjacent facilities of the same character. In the instance of elementary school facilities, however, all service areas are contained within the boundaries of the project area and, therefore, adjacent service areas are not indicated.

Accompanying exhibit maps are submitted herewith as follows:

Exhibit 2: Indicates the boundaries of two sub-areas within the project area, north and south of the proposed Crosstown Boulevard, within which population analysis and projections have been made as the basis for school facility planning. This exhibit also indicates the proposed pupil capacities of existing school facilities proposed to remain and/or be converted and proposed new school construction to take place within institutional reuse sites I-2, I-5, and I-6.

Exhibit 3: Indicates the approximate boundaries of sections of the project area to be served by each elementary school facility.

Exhibit 4: The proposed boundaries of areas to be served by existing-to-remain and proposed new junior high school facilities.

Attached herewith is Letter of Intent from the School Department, the providing entity, confirming the conclusions of the estimates presented herewith, and submitted as R-226 (2) (g).

School Population Estimates

These estimates are based on projections furnished by the school buildings needs consultant, the Harvard University Graduate School of Education, as published in the report "Boston Schools - 1962." School enrollments for 1965 and 1970 as furnished are based on several variables studies by census tracts and CMAP areas: recorded births, age of

mothers and fertility ratios, survival rates, public housing differentials, net migrations, non-white residential patterns and movement trends, and non-public school attendance patterns and trends. These figures were furnished based on existing conditions in 1960 with the expectation of adjustments by DRA staff in the course of project planning for Washington Park.

Such adjustments for the Washington Park project area are shown in the following tables, divided into reasonable attendance districts in consultation with the Boston School Department.

(1) Elementary Schools

As reflected in Exhibit 2, the project area (excluding Notre Dame Academy) was divided into two sub-areas for the purpose of population analysis and projection: District "A" and District "B". The following data and analysis constitutes the justification for proposed elementary schools and also provides the basic population analysis.

District "A": North of Crosstown Boulevard

Proposed School Facilities: Lewis Junior High School converted to an elementary school (and renovated) for 900 pupils; a new elementary school (within the reuse site designated I-2 in the Proposed Land Use Plan) for 330 pupils. Both school facilities are to be ready for occupancy by 1966.

Total No. of DU's (1962)		2,598
Vacancy Ratio (1962)	10%	259
Total Occupied DU's (1962)		2,339
Total Population (1962)		8,187
Per Cent Non-White Population	65%	
Persons/Occupied DU (1962)	3.5	
Existing Occupied DU's to be Demolished (1963-1966)		1,245
Existing Occupied DU's to be Rehabilitated (1962)		1,094
Estimated Vacancy Ratio (1966)	4%	
Estimated Total Occupied DU's to be Rehabilitated (1963-1966)		1,149
Proposed Acreage of New Residential Construction	25.5	
Average Proposed Density of Primary Residential Reuses	30 DU's/ Net Acre	
Total Proposed New DU's (1966)		765
Estimated Vacancy Ratio (1966)	2%	15
Total Estimated Occupied New DU's (1966)		750
Total Estimated Occupied DU's in District "A" (1966)		1,899
Net Change in Occupied DU's (1962-1966)		-440
Per Cent Change in Occupied DU's (1962-1966)	-18.8%	
Estimated Per Cent Non-White Population (1966)	80%	
Estimated Persons/Occupied DU (1966)	3.8	
Estimated Total Population (1966)		7,216
Estimated Net Population Change (1962-1966)		-971
Per Cent Change	-11.9%	
K-5 Pupil Population, "District A: (1962)		897
Parochial School Enrollment (10%) (1962)		81
Public School Enrollment (1962)		816
Estimated K-5 Population, "District A" (1965)*		1,076
Estimated Parochial School Enrollment (5%)		51
Projected Public School Enrollment (1965)		1,025
Estimated K-5 Population, "District A" (1970)*		1,475
Estimated Per Cent Net Population Change (1966-1970)	-11.9%	-175
Estimated Net K-5 Population (1970)		1,300

*Boston Schools - 1962, Harvard Study; extrapolation by BRA staff

Estimated Parochial School Enrollment (1966-1970)	5%	65
Projected Public School Enrollment, K-5, District "A" (1965-1970)		1,235
Proposed K-5 Pupil Spaces, District "A" (1965-1970)		1,230

¹This analysis assumes that reduction or increase of projected pupil population will be proportionate to total population reduction or increase resulting from changes in the number of occupied dwelling units and persons/occupied dwelling unit during and immediately subsequent to project execution.

District "B": South of Crosstown Boulevard**

Proposed School Facilities: W. L. Garrison School (existing pupil capacity: 690); H. L. Higginson (existing pupil capacity: 300); D. A. Ellis (existing pupil capacity: 640 pupils).

Existing pupil capacity to-be-retained: 1,630

New elementary school (within the reuse site designated I-5 in the Proposed Land Use Plan) for 660 pupils. New elementary school (within the reuse site designated I-6 in the Proposed Land Use Plan) for 660 pupils.

Proposed new pupil capacity:	1,320
Total Proposed Pupil Capacity:	2,950

Total No. of DU's (1962)	6,598
Vacancy Ratio (1962)	5% 329
Total Occupied DU's (1962)	6,269
Total Population (1962)	20,060
Per Cent Non-White Population	65%
Persons/Occupied DU (1962)	3.2

Existing Occupied DU's to be Demolished (1963-1968)	1,317
Existing Occupied DU's to be Rehabilitated (1962)	4,952
Estimated Vacancy Ratio (1968)	4% 206

Estimated Total Occupied DU's to be Rehabilitated (1963-1968)	5,158
---	-------

Proposed Acreage of New Residential Construction**21.5
Average Proposed Density of Primary Residential
Reuses

30 DU's/
Net Acre

Total Proposed New DU's (1968)**	645
Estimated Vacancy Ratio (1968)	2% 13
Total Estimated Occupied New DU's (1968)	632
Total Estimated Occupied DU's in District "B" (1968)	5,790

Net Change in Occupied DU's (1962-1968)	-479
Per Cent Change in Occupied DU's (1962-1968)	-7.7%
Estimated Per Cent Non-White Population (1968)	80%
Estimated Persons/Occupied DU (1968)	3.8
Estimated Total Population (1968)	22,000
Estimated Net Population Change (1962-1968)	1,940
Per Cent Change	9.7%
K-5 Pupil Population, District "B" (1962)	2,135
Parochial School Enrollment (1962)	10% 210
Public School Enrollment (1962)	1,925

**Excluding the Notre Dame Academy Site

Estimated K-5 Population, District "B" (1970)*	2,850
Estimated Per Cent Population Change	9.7% ¹ 276
Estimated Net K-5 Population (1970)	3,126
Estimated Parochial School Enrollment (1970)	5% 156
Projected Public School Enrollment, K-5, District "B" (1970)	2,970
Proposed K-5 Pupil Spaces, District "B" (1970)	2,950

¹This analysis assumes that reduction or increase of projected pupil population will be proportionate to total population reduction or increase resulting from changes in the number of occupied dwelling units and persons/occupied dwelling unit during and immediately subsequent to project execution.

*Boston Schools - 1962, Harvard Study; extrapolation by BRA staff

(2) Junior High School Enrollment Projection

These are based on the Harvard School Study as modified by BRA staff to reflect detailed project planning and the shift in dwelling units proportionately from north to south within the project.

Total 6-8 in 1968	1,500
North of the crosstown	500
South of the crosstown	1,500

All pupils will attend schools located outside the project boundary and the present Lewis Junior High School will be converted to an elementary as suggested in the Harvard report. District lines proposed are shown on enclosed map.

District "B"

Number of pupils east of Elm Hill Avenue attending existing school (Campbell)	200
---	-----

Number of pupils west of Elm Hill Avenue attending new T. Roosevelt Junior High School	<u>800</u>
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Cost of converting Roosevelt and adding 830 spaces for regular and special classes and special facilities @ \$2,500/pupil equals \$2,075,000

$800/830 \times 2,075,000 = \$2,000,000$ Credit Claimed

District "A"

North of Boulevard District "A"	500
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Attending new Junior high school near Dearborn and Dudley Street	250
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Attending new junior high school near Winthrop playground	250
---	-----

Estimated cost of new facilities @ \$2,500 per pupil (as shown in Harvard Study and in Letter of Intent of School Department)	\$1,250,000
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Plus Roosevelt School Addition	<u>2,000,000</u>
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Total Credit Claimed for junior high school \$3,250,000

Total capacity of both Dudley-Dearborn and 1,200
Winthrop junior high schools

$\frac{250}{1200} = 20\%$ of each student body from project area

F. Police Station

A new police station costing \$700,000, to replace and consolidate the operations of two existing outmoded police stations is proposed to be constructed in the new civic center. Total service area of the proposed police station will be 4,000 acres and includes 502 acres in the Washington Park Renewal Area. Credit as non-cash local grant-in-aid toward the Washington Park Urban Renewal Area as follows:

$$\frac{502}{4,000} \times \$700,000 = \$87,500$$



THE SCHOOL COMMITTEE OF THE CITY OF BOSTON
ADMINISTRATION BUILDING, 15 BEACON STREET

BOSTON 8, MASSACHUSETTS

OFFICE OF THE SUPERINTENDENT

FREDERICK J. GILLIS, Ph.D.
Superintendent

March 26, 1963

RECEIVED

MAR 28 1963

Boston Redevelopment Authority

Mr. Edward J. Logue, Development Administrator
Boston Redevelopment Authority
1108 City Hall Annex
Boston 8, Massachusetts

Washington Park
Renewal Area

Dear Mr. Logue:

I have reviewed the Boston Redevelopment Authority's proposed plan for Washington Park as it relates to public schools, and I am pleased to inform you that:

1. There is need for the construction of a new elementary school on the west side of Humboldt Avenue between Harrishof Street and Waumbeck Street, on a mutually agreed upon site of about 2 acres, adjacent to recreation and physical fitness space of about 3 acres, as referred to in paragraph B-2 below. At the appropriate time, I shall recommend to the School Committee that it allocate funds for land acquisition, plans, construction, and furnishings.

The School Department estimates that the enrolment of this school will be approximately 660, and that more than 80% of the student body will come from the Washington Park Renewal Area. The estimated cost is \$1,500,000.

Based on present population estimates, it will be necessary to complete construction of this building by 1965.

2. Based upon your population estimates (contained in your letter dated November 15, 1962), there is possible need for a new elementary school in the Alpine Street/Circuit Street area, on a mutually agreed upon site of about 2 acres, adjacent to a physical fitness and recreation space of approximately 3.7 acres, as referred to in paragraph B-2 below. When the need becomes apparent, I shall then recommend to the School Committee that it allocate funds for land acquisition, plans, construction, and furnishings.

The School Department estimates that the enrolment of this school will be 330, and that more than 80% of the student body will come from the Washington Park Renewal Area. The estimated cost is approximately \$826,000.

Therefore, it may become necessary to have this building completed by 1966.

A continued:

3. Based upon your population estimates (contained in your letter dated November 15, 1962), there is possible need for a new elementary school on a mutually agreed upon site in the Homestead and Seaver Street area or on the David A. Ellis--M. Gertrude Godvin sites, containing about 2 acres, adjacent to a physical fitness and recreation space of approximately 3 acres as referred to in paragraph B-2 below. When the need becomes apparent, I shall then recommend to the School Committee that it allocate funds for land acquisition, plans, construction, and furnishings.

Based on your projected enrolments, the School Department estimates that this school should accommodate approximately 660 pupils, and that more than 80% of the student body will come from the Washington Park Renewal Area. The estimated cost is \$1,500,000.

Therefore, it may become necessary to have this building completed by 1968.

4. Based upon your projected population, the School Department estimates that by 1970 approximately 1500 children from the Washington Park Renewal Area will be attending junior high schools located outside of but serving the Washington Park area. The School Department may have to provide additional accommodations for 1300 children, at a total cost of \$3,250,000.

At the appropriate time I shall recommend to the School Committee that it allocate funds for land acquisition and construction of additional junior high school space.

5. There will be need for remodelling and modernizing of the Lewis School building, to accommodate the Julia Ward Howe pupils. This building will house an enrolment of 900 elementary school children. The estimated cost is \$300,000., and more than 80% of the student body will come from the Washington Park Area.

At the appropriate time, I shall recommend to the School Committee that it allocate funds for plans, remodelling, modernizing, and furnishing.

Based on the completion of an addition to the Theodore Roosevelt School in 1965, to house junior high school pupils, the Lewis School building should be ready for occupancy in 1966.

- B. In consideration of these intentions, the School Department expects the Boston Redevelopment Authority to:

1. Sell to the City of Boston for the use of its School Department, at a fair market price for undeveloped land, such amount of cleared land as is necessary for the construction of schools described in paragraphs A 1, A 2, and A 3.

B continued:

2. Provide a total of at least 9.7 acres of cleared land adjacent to the schools described in paragraphs A 1 to A 3 inclusive for recreation and physical fitness purposes. This land will be used by the schools during school hours. The land may be provided either by sale at fair market price of undeveloped land to the School Department or by dedication to the Parks and Recreation Department for school and community use. "Cleared" land is understood to mean land cleared, filled, and levelled ready for new construction.
- C. In furtherance of the Washington Park Renewal Project, I shall at the appropriate times recommend to the School Committee
 - (a) that it declare no longer needed for school purposes the schools listed below
and
 - (b) that the School Committee request the Board on Sale of Land and Buildings to sell to the Boston Redevelopment Authority at a fair market price for a school in operation:
 1. Julia Ward Howe School, including its site of about .8 acre, sale of which will be contingent upon completion of the school described in paragraph A 5 above.
 2. W. L. P. Boardman School, including its site of about .4 acre, sale of which will be contingent upon completion of the school described in paragraph A 1 above.
 3. Williams School, including its site of about .6 acre, sale of which will be contingent upon completion of the school described in paragraph A 1 above.
- D. It must be understood that the School Committee's allocations of funds for land acquisition, plans, construction, and furnishings for the school buildings listed under A above will be contingent upon the appropriation by the Mayor and the City Council of the necessary monies.
- E. The Boston Redevelopment Authority may use this letter as a "Letter of Intent" for the purposes of securing local and federal approvals of the Washington Park Renewal Plan.

Very truly yours,

Frederick J. Gillis

Superintendent of Public Schools

C. Health Clinic (See Exhibit 10)

A health clinic, costing \$400,000, is proposed to be constructed on the corner of Townsend and Warren Streets and will replace an obsolete facility presently located in that vicinity.

The clinic will be designed to serve a general population of 50,000 persons. The service area encompasses the entire projected population of 25,000 persons for the Washington Park Urban Renewal Area. Credit as a non-cash local grant-in-aid to the Washington Park Urban Renewal Area Project is calculated as follows:

$$25,000/50,000 \times \$400,000 = \$200,000$$

\$200,000 credit is claimed toward non-cash local grants-in-aid for Washington Park Urban Renewal Area.

H. Libraries (See Exhibit 11)

The Urban Renewal Plan contains provisions for the construction of two branch libraries.

Library 1, costing \$370,000, will be located in the new civic center at Dudley Square and will be designed to serve 10,000 families. In accordance with the projected residential development under Urban Renewal Plan, the service area of this library will encompass 3,000 families living within the Washington Park Urban Renewal Area. Following the formula set forth in Section 17-4-2 of the Urban Renewal Manual, relative benefit and credit as a non-cash local grant-in-aid to the Washington Park Urban Renewal Area is calculated as follows:

$$3,000/10,000 \times \$370,000 = \$110,000$$

Library 2, costing \$370,000, will be located within the Washington Park Urban Renewal Area at the corner of Crawford and Warren Streets and will serve 10,000 families, including 5,000 families from the project area in accordance with residential development plans. Credit is calculated as follows:

$$5,000/10,000 \times \$370,000 = \$185,000$$

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

DISPOSAL OR COOPERATION AGREEMENT
WHEN REQUIRED PRIOR TO PART II APPROVAL

CODE NO. R-310

This section is not applicable because disposal or cooperation agreements are not required prior to approval of Part II for land to be redeveloped for public or nonprofit use.

APPLICATION FOR LOAN AND GRANT
PART II: LOCAL PROJECT APPROVAL DATA
PROJECT NO. MASS. R-24

BINDER NO.

Washington Park Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

STATEMENT RE: DISPLACEMENT AND
HOUSING RESOURCES DATA

CODE NO. R-311

This section is not applicable because the displacement and
housing resources data submitted with Part I are still valid.

Research

Application for Loan & Grant.

Appl:

Wash

Washington Park. Part II.

DATE

ISSUED TO

